

To: Ridgefield Zoning Board of Appeals

From: Barbara Hartman, 6 Craigmoor Road North

Re: Variance Application #22-017, Property located at 2 Craigmoor Road North

I had hoped to attend your meeting tonight, but probably cannot make it. Hence, this letter.

I live next door to the property in question. Their garage is 15 feet from our property line. I am the Ranger for Richardson Park. The garage is less than 7 feet from that property line. I have been on the Board of the Mamanasco Lake Improvement Fund for 20 years. Our sole purpose is to care for the lake. This property is on the shoreline of Mamanasco Lake. I have 2 concerns about this Variance Application.

My first concern is tree removal. It appears that at least one large tree on the right side of the garage will have to be removed to put on a second story addition. There may have to be trimming of trees in Richardson Park. The owners of the property have already removed many other trees on this lot. Trees are very important on lake front property since their leaves slow run off into the lake.

I request that the ZBA stipulate that any tree removal or trimming be kept to a minimum.

My second concern is that the addition to the garage may be turned into an apartment at some time in the future by adding a bathroom. The septic system for this property probably could not support this. An overloaded septic systems cause nutrients to flow into Mamanasco Lake, causing algae blooms and excessive weed growth. In addition, there is very little room on the property to park extra cars. I request that the ZBA stipulate that a full bathroom with shower and/or tub be prohibited now and in the future.

Thank you,
Barbara Hartman

September 6, 2022