

Zoning Board of Appeals
66 Prospect Street
Ridgefield, CT 06877

1 April, 2024

Re: 5 Palmer Court - Application for a Variance

Dear Zoning Board of Appeals,

We are formally asking that the April 8 meeting be postponed. We have made ourselves available, i.e., changed our schedules, appointments, meetings, family events for the last two meetings, which have been postponed. Attending the April 8 meeting is a hardship for us as we have made plans more than a year ago to be out of town.

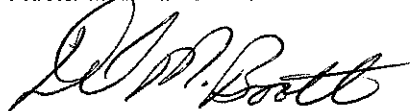
Also, we would like the name of the surveyor and survey company for 5 Palmer Court. We have compared our 7 Palmer Court survey and see discrepancies on the submitted plans. We have questions we would like to direct to the surveyor.

To be clear **we are requesting that the pool stay within the setback limits that the town has in place** for reasons stated in our previous letter:

- The construction of an in-ground pool constitutes an underground dam.
- We feel that an underground pool will cause more water to flow toward our property.
- Our property, the Bromfield property and all properties on Palmer Court are on the Norwalk River.
- Most Palmer Court homes have flooding challenges already, and we have experienced more in recent years.
- Topography and geography of our area has the Norwalk River flowing south or downhill. When a river takes a curve usually it is because there is an unseen object underground (like a boulder) refusing to yield to the water, thus changing the course of the river. In effect the pool's subterranean solid wall of concrete would act as a boulder, *inextricably changing the direction and volume* of water.
- The contractor who installed our trenched underground basement pump system (>\$20,000) told us that what we see is not the total river. The Norwalk River not only surrounds our properties but *flows under all of Palmer Court*.
- We continue to be plagued with hydrostatic flooding (as opposed to surface flooding, i.e the Norwalk River comes up through the foundation in our basement.)
- We feel that an underground dam in the form of an *in-ground pool will exacerbate and possibly cause more detrimental flooding* than what is already occurring.

Our concerns about flooding in our home and the volume of hydrostatic water increasing are real and not to be dismissed or minimized. Ultimately, the question remains if our house floods more after the pool is installed, to whom does the responsibility fall for remedy: the town of Ridgefield, who has granted the variance, or 5 Palmer Court/Bromfield?

Adela and David Booth



7 Palmer Court
Ridgefield, CT 06877

Zoning Board of Appeals
66 Prospect Street
Ridgefield, CT 06877

1 February, 2024

Dear Zoning Board of Appeals,

We are in receipt of your letter dated January 24, 2024. We thank Kelly Ryan for meeting with us on January 30, 2024.

If you would be so kind, please consider our objections to the variance petitioned by 5 Palmer Court, home of Steven Bromfield.

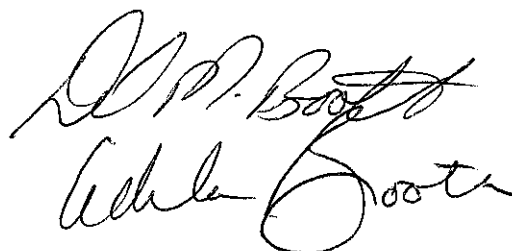
- We feel that an underground pool will cause more water to flow toward our property.
- The construction of an in-ground pool constitutes an underground dam.
- Our property, the Bromfield property and all properties on Palmer Court are on the Norwalk River.
- As it is, most Palmer Court homes have flooding challenges already, and we have experienced more in recent years.
- Topography and geography of our area has the Norwalk River flowing south. When a river takes a curve usually it is because there is an unseen object underground (like a boulder) refusing to yield to the water, thus changing the course of the river. In effect this would be a consequence of a subterranean solid wall of concrete.
- We were told by the contractor who installed our trenched underground basement pump system (<\$20,000) that what we see is not the total river. The Norwalk River not only surrounds our properties but flows under all of Palmer Court.
- We continue to be plagued with hydrostatic flooding (as opposed to surface flooding, i.e the Norwalk River comes up through the foundation in our basement.)
- We feel that an underground dam in the form of an in-ground pool will exacerbate and possibly cause more detrimental flooding than what is already occurring.

Consider this: What if we were to approach our neighbors about installing a subterranean bunker/root cellar/cement structure, 20' X 30', 20-12' deep that could possibly act like a dam, 14' from their property line, that might, with a high degree of probability, divert the underground river to their backyard, front yard and home? Would they have a problem with us asking for a variance? And please note, the water has to go somewhere. Predictability is the issue here.

Similarly, we would like to know what recourse we have if the variance is granted and indeed the inground pool exacerbates flooding in our home.

We are asking the Town of Ridgefield to honor the 25' setbacks.

Respectfully submitted,
Adela and David Booth
7 Palmer Court, Ridgefield CT

The image shows two handwritten signatures in black ink. The top signature is 'Adela Booth' and the bottom signature is 'David Booth'. Both signatures are written in a cursive, flowing style.