

August 31, 2020

via email

Mr. Bill Warner, Town Planner
Town of Haddam Land Use Department
30 Field Park Drive
Haddam, Connecticut 06438

Re: Application for Special Permit – *Demolition of Single Family Structure at 140 Dublin Hill Road*

Dear Mr. Warner,

In accordance with your request and in connection with the Application for Special Permit on file, we provide the following narrative as background for the application.

George Berchulski was a friend of our family and delightful next-door neighbor for 30+ years until his passing 2018. Though we were of different generations, we quickly learned that we had much in common and shared many values. Typical of friends and neighbors of tight communities, we looked after each other.

Working through the listing real estate agent late in 2018, we purchased the property from George's family at the asking price. After closing, we spent the next several months working with hazardous materials contractors and testing labs to characterize and legally remove and dispose of moldy interior construction and a non-functioning circa 1940 converted steam boiler, complete with an asbestos-lined (collapsed) firebox. As a practicing architect for over 35 years, these discoveries and their associated expenses were of little surprise to us. During this time, we also set out to evaluate the feasibility of restoration of, and/or additions to the structure, together with site improvements that would be required to prepare the building for re-use as a rental property, bed and breakfast, in-law apartment or as a single family residence.

During our discussion with the Planning and Zoning Commission, we will outline multiple factors leading to our conclusion that the best course of action for the building would be to relocate it to a suitable site for the purpose of preservation, if such a site could be identified *in a timely manner without significant additional costs to us*. Failing that preferred option, the feasible alternative is to remove it. We will demonstrate that specific characteristics of the site and the structure itself preclude its continued use as a safe and functional residence. After all, there must be a logical explanation to why, in over 100 years following the introduction of the automobile, neither the Berchulskis nor the Quinns before them, could figure a way to park a car on the lot. There must also be a logical explanation to why, in our 30 years of friendship and checking in on George, we never knew him to sleep on the second floor; using it only for "safe keeping for later" the Christmas and birthday gifts my wife exchanged with him over the years.

We look forward to the meeting with Planning and Zoning.

Sincerely,



Timothy L. Brewer AIA, NCARB, LEED AP