

# STATE OF CONNECTICUT

## OFFICE OF POLICY AND MANAGEMENT

February 22, 2011

This is in response to the comments you submitted concerning the proposed transfer of the Seaside Regional Center.

As you are aware, the State is in the process of selling the former Seaside Regional Center (Seaside) which is located on Shore Road in Waterford and as such the Department of Public Works (DPW), in accordance with CGS 4b-47, placed the required public notice in the *Environmental Monitor* and the public was afforded the opportunity to comment upon the proposed transfer of this property.

### **No Identified State Reuse**

In January 2008, the State solicited reuse proposals from State agencies for the Seaside property. One agency, the Department of Public Safety, did submit a reuse proposal to utilize a structure on the property; however, that request was denied by this office. The Department of Environmental Protection's (DEP) comments indicate that DEP is currently working with DPW to transfer a Conservation and Public Recreation Easement on the subject property to the DEP. When the property is sold, the easement would assure public access to the entire waterfront portion of the site in perpetuity.

### **Determination of Current Market Value**

To determine the current market value of the Seaside property, DPW obtained two (2) independent appraisals. The \$8 million purchase price exceeds the current market value for the property as established by these appraisals.

### **Town of Waterford's Establishment of the Seaside Preservation Zoning District**

Since the State does not establish local zoning, the type and density of any future development on the property will be subject to the local zoning laws which have been established, and will be enforced, by the Town of Waterford.

### **Public Access, Open Space and Recreation**

Prior to disposition of the property, the Conservation and Public Recreation Easement will ensure public access to Long Island Sound for passive recreation in perpetuity. The easement area will include the entire length of waterfront, all land within the 500-year flood zone, some adjacent upland area and access from Shore Road. Dedicated public parking and appropriate signage will be provided. The DEP will determine allowed and prohibited uses within the easement area as well as hours of operation.

In addition, the Seaside Preservation Zoning District, Section 17a.11 of the Town's zoning regulations states that *"All areas not approved for development as defined shall be set aside as permanent open space or recreation area in perpetuity to be held in common by the owners within the district."*

#### ***Connecticut Environmental Policy Act***

*After granting of the easement, the property is being conveyed in "as is condition." Therefore, the transaction is not considered to be a state action that would trigger the preparation of an Environmental Impact Evaluation pursuant to CEPA.*

#### ***Natural Resource Inventory***

The conservation easement area, which includes the entire waterfront and most of an existing watercourse, will protect any significant ecological resources on the property. The balance of the property is essentially developed, with lawns and buildings.

#### **Site Plan Approvals**

*With regard to site plan approvals, Section 17a.12 of the Town zoning regulations states that "A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations and the purpose of this district, and no building or structure, parking lot, or outdoor use of land shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission. The development shall be constructed in accordance with these Regulations and the site plan as approved by the Commission. Changes to the approved plans may be made, the extent of which shall be set forth in the special permit."*

In addition, as part of local planning and zoning approvals, the Coastal Site Plan Review requirements of sections 22a-105 through 22a-110 of the Connecticut Coastal Management Act would be applicable.

#### **Development & Design**

*The design of any development of Seaside will be guided by Section 17a.13 of the Town zoning regulations which states "The architectural and site design of all buildings and improvements within the Seaside Preservation District, including typical floor plans and building elevations drawn to scale showing the exterior materials and treatment to be used, shall be submitted. The Plan submission shall specifically show how the development will result in the preservation and re-use of the Main Building, Employee Building I, the Duplex and the Superintendent's House, how the principal use is to be primarily located in these buildings and how all new construction will be integrated into a cohesive and unified development plan. The development shall be constructed in accordance with these design plans and the special permit shall specify the manner in which any changes to the design elements may be made."*

#### **Department of Public Works Request for Proposal (RFP) Process**

The RFP for the sale of Seaside was conducted by the DPW and the disclosure of any information concerning the RFP process at this time shall be subject to applicable State law or regulation.

**Council on Environmental Quality**

Requests related to suggested actions which should be undertaken by the Council on Environmental Quality (CEQ) should be sent directly to CEQ which can be reached at (860) 424-4000 or [www.ct.gov/ceq](http://www.ct.gov/ceq)

**Subdivision of the Property**

With regard to suggestions that the Seaside property be subdivided; it is the State's intent and desire to sell the Seaside property as a single parcel.

**Harkness Memorial State Park**

Comments concerning the operation of Harkness Memorial State Park should be directed to the Department of Environmental Protection (DEP). DEP can be reached at (860) 424-3000 or [www.ct.gov/dep](http://www.ct.gov/dep)

**Leasing of the Property**

It is the intent and desire of the State to sell the Seaside property.

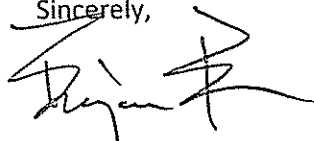
**Public Informational Meetings**

The disposition of the Seaside property is being conducted by the DPW in accordance with all applicable statutes, including Connecticut General Statute 4b-21 which does not include a public informational meeting requirement.

**Alternative Proposals**

With regard to suggestions for various alternative proposals; as the DPW's RFP process has concluded no alternative proposals are being solicited.

Sincerely,



Benjamin Barnes  
Secretary

**O'Brien, Patrick M.**

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**From:** Kathy Jacques [kathyjacques@sbcglobal.net]  
**Sent:** Monday, June 14, 2010 11:42 AM  
**To:** O'Brien, Patrick M.  
**Cc:** Kopetz, Kevin; Governor Rell; Wagener, Karl  
**Subject:** Response to Seaside Regional Center Transfer Notice  
**Attachments:** Seaside Public hearing request submission final.doc; Seaside Scoping Meeting.doc; seaside subdivision map.jpg; SeasideGAENov2007.doc

Note: Please confirm receipt of this email, and that you are able to read map and other attachments.

June 12, 2010

Kathleen F. Jacques

10 Magonk Point Road

Waterford, CT 06385

[kathyjacques@sbcglobal.net](mailto:kathyjacques@sbcglobal.net)

Dear Mr. O'Brien:

I am submitting this correspondence in response to the notice of transfer of the Seaside Regional Center in Waterford, CT, currently posted in the Environmental Monitor. The State of Connecticut has made two attempts to transfer this property, most recently by a new RFP process that was a solicitation for bids. Because the same developer was chosen to be the purchaser each time, and because so many of the issues related to the transfer are a direct result of the initial RFP process, I have attached to this correspondence two letters that I previously submitted to the record under said RFP process. One letter dated September 19, 2007 was submitted to Jeff Bolton of the Connecticut Department of Public Works at a scoping meeting for an Environmental Impact Evaluation of the property, and another dated November 13, 2007 was presented at a Government Administration and Elections Committee hearing regarding the sale of the property.

Both letters contain a considerable amount of information pertaining to the history of the sale process, environmental concerns, local issues, and recommendations for other uses of the property. All the information is still relevant, and I respectfully submit these documents in order to provide background information to persons that may be unfamiliar with the history of the transfer.

The material contained herein has three parts; one that I write as a resident of Waterford; one that I submit as a pragmatic alternative for the parcel disposition; and one that I submit to argue in favor of an Environmental Impact Evaluation.

**First:** I respectfully request that the Office of Policy and Management, or the appropriate State agency, hold a public information meeting in the Town of Waterford in order to have a question and answer period about the sale process. In addition, I would ask that the current public comment period be extended to accommodate that meeting date. It has been ten years or more since the property was declared surplus and a collaborative effort was made to sell the property to a preferred developer. Many things have changed over this period: the very process by which a purchaser has been selected has been drastically altered, the property has been improved by an extensive clearing of the landscape and the removal of abandoned buildings, new zoning regulations have been adopted, the assessed value of the property has risen to more than three times the sale price, and the current economic climate for housing development has become historically depressed.

The condition of the historic buildings is a very sensitive issue, and it is the presence of those buildings that lies at the crux of much of the controversy concerning the development of the parcel. Some people believe that the most

important issue is the preservation of the buildings; some disagree that the buildings should be sold for private development; some people believe they are past redemption, and worry about what will be built in their place. People do not understand that the fact that the properties are listed on the historic register is not an assurance that they will be saved. More importantly, people do not realize that the conceptual plan presented by the developer in 2004 is not a condition of the sale.

As a lifelong resident of the town of Waterford, it is of great concern to me that the media has presented the developer as a "victim" of the process, and has labeled local citizens who express concerns about the outcome as "opposition." As the years have gone by, neighbors have lost confidence in the openness of the transfer process. (The 2007 GAE decision to deny the transfer, followed by the governor's announcement that she would retain the property, demonstrates that government officials have also disagreed about the disposition of the property.) The many course changes have resulted in an increasingly polarized constituency.

A public hearing will provide a forum that allows the abutting neighbors to present alternative ideas to other residents and officials, and provide the opportunity for State agencies to delineate the transfer process and explain to the residents how they can remain involved and informed.

The convoluted path that this sale has taken so far is apt to leave a divided community in its wake. A public hearing is a responsive and responsible way for public officials to convey updated pertinent information to the community, and help reestablish a dialogue between concerned parties.

**Secondly:** The State should subdivide the parcel. As I examined the records over the years, it became clear to me that different parties who were involved in the decision making process had competing objectives. For example, one official felt that open space on the site might create "an exclusive private park" for the neighborhood; others were adverse to a residential subdivision of single family homes, which they felt would be exclusionary; open space advocates hoped that retaining the historic buildings would protect the site from new development. Regardless, the initial RFP process was very clear on one issue: that any development should be one that would least impact the neighborhood.

One wonders then, how the current zoning regulation was adopted when it allows four units per acre in such a low density neighborhood. Abutting neighbors were informed that it would be up to zoning officials to ultimately determine the definition of "least impact." Once more we appealed to State officials for judicious oversight. At this point in time, under the terms of the current process, except for the waterfront easement, no design aspects of the conceptual plan are stipulated. Therefore, the best way to protect the resources on the site is to limit the scope of private development that current zoning regulations allow, which can be accomplished by confining the development within a smaller parcel. This will create a more desirable result overall. Please refer to the subdivision map that is attached to this email submission.

1. The southeast parcel on which the two Cass Gilbert buildings are located is designated as "A." Ideally, this section would be the primary parcel declared surplus and sold for private development. (Parcels "A" and "C" located on the east side of the existing access road comprise about fifteen acres of the parcel.)
2. The State could retain acreage on the west side of the access road, "B." The two other residential buildings (B1) could be renovated for use for DDS clients and families as training or respite facilities, or the two houses could be bid out and sold separately for conversion to private residences. (There is virtually no buffer between these buildings and homes on Magonk Point.) The DEP would maintain the field on the west through which the watercourse runs, and its waterfront access.
3. The northeasterly parcel "C" could be retained by the State, or included in the sale of "A," or sold separately. This would be an ideal location for public parking, and would keep extraneous vehicles (and the exhaust fumes) away from the waterfront.

This simple change in the disposition would achieve the following goals:

1. The historic buildings would be preserved; and the number of condominiums units limited to an amount that would be more easily absorbed by the neighborhood.
2. Access concerns about public and private property confrontations would be minimized.

3. Parcel A , A and C, and B1 can be sold for fair market value.
4. The town of Waterford would derive tax benefits from the private development.
5. The proceeds could pay for the adaptive reuse by DDS of the residential buildings on B1, and modernize the existing group home.
6. The reduced development would better protect the natural resources.
7. The public would still have public access under the purview of the DEP.
8. Public agencies would be more likely to find adaptive reuses for the smaller subdivided parcels.

The neighborhood's opposition to the process has been directly related to the fact that the zoning adopted by the town might allow more condominium units than the preferred developer depicted in his conceptual plan. He refused to assure the neighbors that his build-out would represent an amount of density acceptable to the neighbors. If this impasse had been resolved in 2004, local opposition to the process would have been greatly diminished. That is still the case today.

The townspeople want to be involved in the final result, not surprised by it. A little thinking "out of the box" would change the entire outcome.

**Finally:** The sale of the property to the highest bidder should not eliminate the requirement for an Environmental Impact Evaluation.

One need only to walk onto the 32 acre parcel of shorefront property that was the former site of the Seaside Regional Center to understand why there is so much passion to save it. The land itself was once owned by one of Waterford's oldest families, the Rogers, who still have descendants in the Southeastern CT area.

It was sold to the State in 1932 when the demand for hospital space for tuberculosis victims was at its apex; the sea air was believed to have a palliative affect.

Later it became a residential treatment center for developmentally disabled children, and scores of employees and volunteers had their first lessons in compassion when working there. So many citizens would encourage the State to revive some of that good work there; to provide respite for parents of developmentally disabled children, a hospice facility, or a residential campus renovated and maintained by homeless veterans.

When the facility was closed in 1997, Mother Nature quietly began to take back the land and the seashore: shrubs became overgrown, jetties began to crumble, meadows formed in grassy areas. Today people come to gaze out upon the panoramic vistas of Long Island Sound, fishermen walk the jetties at dusk and cast their lines, families take after-dinner walks with toddlers in strollers, cyclists ride, people unleash their dogs who then jump joyfully into the waves.

The property does not need to be developed in order to be preserved; actually quite the opposite is true. It needs to be protected from being developed, so that it will remain accessible to all. Historic buildings, even if renovated, have not met the goal of preservation if they do not exist for the enjoyment of the public.

The two Gilbert buildings may be a treasure of architecture, but it is not a desirable end to renovate them for an exclusive group of residents. Private ownership is contrary to the idea of public preservation.

The transfer of any property is certainly a challenge for the state – hence it has instituted regulations that require it to carefully weigh decisions such as this. It is this oversight process that prevents decisions from being driven solely by financial exigencies. It was a wise legislature that adopted the requirement for an Economic Impact Evaluation, for it forces the government to take a long-term and comprehensive look at its proposed actions. In the present, these regulations sometimes present themselves as obstacles to short-term goals, and oftentimes, different agencies struggle to be freed from the restrictions that they incur.

It is a spurious argument that an Environmental Impact Evaluation (EIE) is not required because the current RFP was drafted to facilitate a "simple transfer without any provision as to its future use;" for certainly in the

very act of transferring the property the State is a party to its ultimate transformation. The replacement of the Terminated RFP with the current RFP does not erase the record, or the State's role in requiring that zoning regulations be in place before the parcel was transferred under the Terminated RFP process. The change from one process to another seems like a transparent attempt for the State to distance itself from the final outcome of the development of the property, and subrogate its statutory obligation to conduct an EIE.

Because the property uses are defined in a specified zoning district, the state has knowledge of what can be constructed on the parcel, and therefore should examine the land transfer in the context of that zoning. Any zoning regulation can be implemented to its maximum development, and it is that action that will ultimately impact the environment of the parcel. The property transfer does not occur in a vacuum, nor should the State consider itself merely an administrative agent of the transfer, when it has knowledge of the nature of the development that is most likely to occur.

While State and local governments discuss assessments, maintenance costs, and tax yields, residents who desire to preserve the character of the town and protect the shoreline are concerned about the impact of over development. Citizens understand the true value of the land is as it exists now, a monument to nature and her inexorable will. The buildings and the seawalls, if left to her, would crumble to the sea, and she would reclaim it all. As the sea breezes blow, and the sun beats down, the birds soar overhead and the leaves rustle in the trees, the people will walk and run and swim and fish. And they will revel in the blackness starry night and the prospect of the vast horizon.

I am not an expert in the technicalities of water-dependent uses, archaeological studies, or EIE evaluations. I can only attest to that fact that the richness of the environment in which we live, as neighbors of this beautiful property, is the largest part of our wealth. It is the ultimate fiduciary duty of the State to be a steward of these natural resources for future generations. It is my sincere wish that it will continue to be so.

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Subdivision Map

Letter November 13, 2007

Letter September 19, 2007

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Kathleen F. Jacques

cc: Governor Jodi Rell  
Kevin Kopetz  
Karl Wagener

attachments:

Subdivision Map  
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September 19, 2007

Jeff Bolton, Environmental Analyst III  
Connecticut Department of Public Works  
Technical Services, Room 275  
165 Capitol Avenue  
Hartford, CT 06106  
Fax: 860-713-7250  
E-Mail: [Jeffrey.bolton@ct.gov](mailto:Jeffrey.bolton@ct.gov)

RE:EIE Scoping Meeting for Seaside Regional Center, Waterford, CT

Dear Mr. Bolton:

I would like to submit these comments for the record.

It is my understanding that the purpose of an EIE is to "assist public officials in decision making regarding the environmental consequences of building a project".

Although I understand that this scoping meeting is for a concept plan that is being presented by a preferred developer, I do have several questions about the EIE process for this property:

1. Why wasn't an EIE done previous to the selection of a specific developer, based on the RFP parameters, so that alternative uses could be compared and evaluated?
2. How material is the finding of this EIE if the final plan is substantially different from the concept proposed at the scoping hearing?
3. If a scoping meeting's purpose is to consider prudent alternatives to the concept proposed, why isn't the evaluation completed before a purchase and sale agreement is drafted and presented to the legislature?
4. Will any of the findings of this EIE be incorporated into the purchase and sale agreement; particularly in light of the fact that the property will most likely be purchased by a private party?

I would like to suggest some alternatives to the plan of selling the entire parcel to a private developer who plans to build a high density development of luxury condominiums in a neighborhood that is presently rural in nature. The initial RFP was very cognizant of the fact the neighborhood character should be preserved, but in order to preserve the historic buildings, it has become necessary to "incentivize" the site. The proposed conceptual plan proposes to build 4 to 12 times the density(housing units) of the surrounding parcels; by definition of the Town of Waterford's own zoning regulation, the four unit per acre zoning that has been adopted here in order to facilitate the historic preservation is termed "high density."

The neighbors surrounding this parcel have sought a reduction in the proposed density since the concept plan was proposed. Some alternative options that should be considered include:

1. For the State to retain the property and abate the historic buildings, since the site has not been used and is gradually returning to a more natural condition.

2. For the State to provide enough economic assistance in the remediation of the buildings, so that a more reasonable density (40 units) will be a profitable undertaking for a developer.

3. That the State subdivide the land. A multi-use parcel would allow for a wider range of options, including but not limited to: selling the two residential buildings as residences; zoning the remainder of the parcel consistent with the neighborhood and allowing economic conditions to determine the rate and scope of development; retaining more of the parcel for waterfront access and open space.

I believe the most prudent alternative would be for the State to subdivide the land along the Seaside entrance road. The two large historic buildings would be on one parcel on the eastern side of the site. This could be sold to a private developer. The concept that has been presented included building approximately 48 condominiums in these existing buildings. This would significantly reduce the environmental impact to the site and the surrounding parcels. The parcel on the west side of the Seaside entrance road would be retained for future needs of the Department of Mental Retardation. This parcel would allow for a congregate care facility, which will likely be an evolution from the retired institution model and the current isolated group home model. This rare and unique parcel of land is unmatched on the Connecticut coastline; it was originally purchased to expand a State health facility that had outgrown its space. It would be prudent to consider future needs of DMR clients and retain a surplus of land to serve its clients in the future. The two historic homes on this portion of the parcel could be remodeled to serve as respite or day care facilities. When preserving or readapting an historic property, it is not how the buildings look on the outside, but what goes on the inside that should be paramount to the goals of the preservation.

Subject that should be considered during the environmental review should include but not be limited to the impacts and mitigation of:

Traffic studies on the site and surrounding roads

Loss of vistas

The extent of parking facilities and impervious surfaces

Air quality during and after construction

Utilities and infrastructure

Creation and disposal of toxic or hazardous material

Future use of pesticides, toxic or hazardous materials

Energy use and conservation

Public health and safety

Impact on socio-economic conditions

Consistency with State Environmental Equity Policy

Consistency with Adopted municipal and regional plans

Consistency with State plan of conservation and development

Construction period impacts

Unavoidable Adverse Impacts

Irreversible and Irretrievable Commitment of Resources

In addition, the site should be required to comply with regulations or assessments pertaining to:

Floodplain/stormwater management certification  
Connecticut Coastal Management Act  
Environmental Assessments and Special Waste Disposal

Construction plans should incorporate:

Oversight by Commission on Historic Properties  
LEED certified design and construction for energy efficiency

Field investigations should be undertaken for flora, fauna, shore birds and other wildlife that has been reclaiming the site. The site should be scoped for species that are listed on the Natural Diversity Data Base.

In addition, the site should be built with regard to CT Noise Regulation specifications, during and after construction.

Special concerns in regard to development on this particular site, include, but are not limited to:

The amount of greenhouse gases created by vehicle traffic,  
Safety issues and noise caused by increased vehicle traffic  
The runoff of pesticides and fertilizer in the low basin/stream on the property causing nitrogen loading in Long Island Sound.  
Loss of mature trees currently on the parcel..  
Vermin/pests relocating to surrounding residences during construction.  
The water demand for the proposed housing units.  
The impact of residents mooring boats/launching personal watercraft on the waterfront.  
Creation of light pollution.  
Loss of access by neighbors.  
Trespass onto neighboring properties.  
Security of neighborhood during construction.  
Construction noise and dirt.  
Noise after construction (compressors, air conditioners, etc)  
Lack of buffer on western boundary line (southern end of Magonk Point Rd).  
The amount and location of parking facilities.  
Security of public access areas.

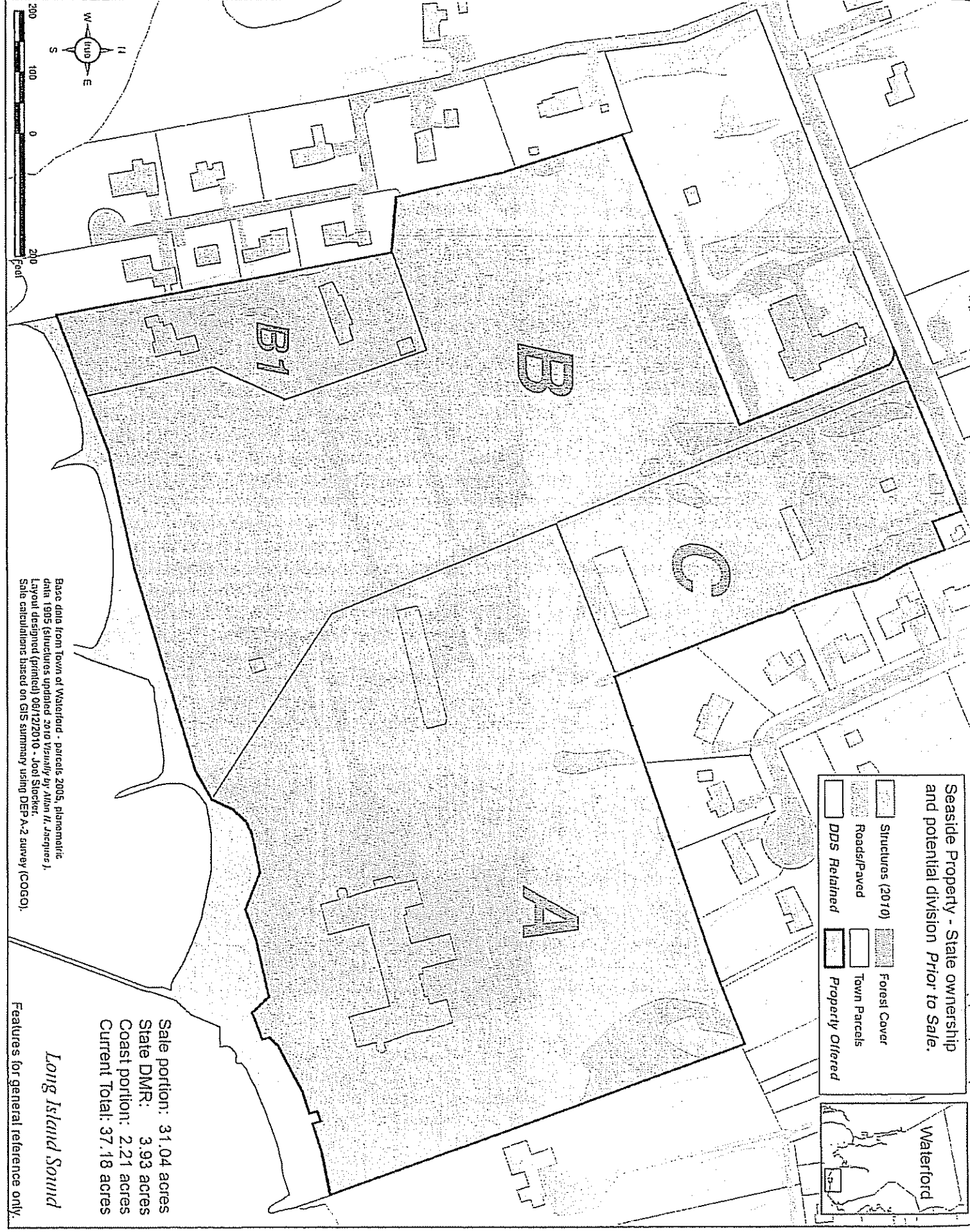
Thank you for your consideration of these matters.

Respectfully submitted,







Kathleen F. Jacques  
10 Magonk Point Road  
Waterford, CT 06385

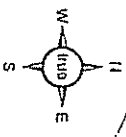
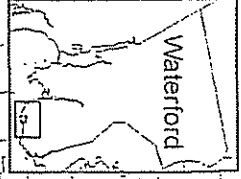


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**Seaside Property - State ownership and potential division Prior to Sale.**

-  Structures (2010)
-  Roads/Paved
-  DDS Retained
-  Forest Cover
-  Town Parcels
-  Property Offered



Base data from Town of Waterford - parcels 2005, planimetric data 1995 (structures updated 2010 Visually by Alison H. Jacques), layout designed/printed 08/12/2010 - Joel Stoecker  
 Sale calculations based on GIS summary using DEP A-2 survey (COG01).

Sale portion: 31.04 acres  
 State DMR: 3.93 acres  
 Coast portion: 2.21 acres  
 Current Total: 37.18 acres

*Long Island Sound*

Features for general reference only.

November 13, 2007

Co-Chairman and Members  
Government Administrations and Elections Committee  
Room 2200, Legislative Office Building  
Hartford, CT 06106

**Re: Sale and Purchase of the Seaside Regional Center in the Town of Waterford**

Dear Co-Chairs and Members:

The State of Connecticut has decided to sell the parcel known as "Seaside Regional Center," in Waterford, Connecticut.

There are four major groups who will be affected:

- the State of Connecticut,
- the Town of Waterford,
- the preferred developer,
- the neighborhood residents.

As a representative for those neighbors, I wish to thank you for taking an interest in our concerns and soliciting our comments.

When the State of Connecticut decided that the Seaside parcel was a surplus property, it engaged the Town of Waterford in a collaborative process to determine the disposition of the parcel. The site posed numerous challenges: an oceanfront with a crumbling seawall, historic architecture with archaic institutional additions, buildings and land in need of environmental remediation. Committee members who participated in the process struggled to find consensus, and competing objectives led to an impasse.

The State engaged a consultant, who concluded that the "highest and best use" of the site was to derive economic return from the property. This evaluation specifically excluded "any public uses or other economically infeasible uses." This led to the decision to sell the property to a buyer who could pay the appraised value and undertake the financial burden of remediating the site.

When the State offered the parcel to the Town of Waterford, the local government decided it was not fiscally responsible to pay for land, undertake the abatement and redemption of the historic buildings, and burden its taxpayers with the cost that they estimated to be over twelve million dollars. (See the letter that outlines the conditions of sale.)

The September 27, 1999 Request for Proposals for Seaside Center advises the applicant that "a major objective is to minimize neighborhood impacts." While this RFP process seems to have addressed some desirable objectives, such as offering public access and raising tax revenues, it did not satisfy its primary

objective, which is to preserve the rural character of the neighborhood, as quoted here:

"Seaside is surrounded by a well-established, low-density residential community that values peace and quiet. Although the Seaside campus has a long history of intensive institutional use, redevelopment plans must minimize negative impacts on the neighborhood in terms of traffic, noise, lighting, buffers, and views – both during construction and in on-going operation. Extra efforts should be made to solicit neighbors input and to deal with their concerns and complaints. New programs and facilities that include the neighborhood would also help to integrate Seaside into the community."

The present preferred developer was chosen primarily because he offered a conceptual plan that proposed the least density. Subsequently, he requested and was granted a zoning regulation that significantly increased the density allowed on the parcel; at which time he removed the conceptual plan from any further discussion. All actions that the neighbors has taken since that time have been aimed at limiting the density of the development. An attempt by the neighbors to amend the regulation was denied.

During the zone regulation hearing, the State agencies that had participated in the RFP process insisted that the zoning was a local issue. We could not persuade them to revisit the terms of sale with some sort of deed restriction that would set an upper limit on the number of residences allowed on the site.

As citizens of the State of Connecticut and Waterford residents, we encourage the State to act responsibly to return the property to its original condition. Since 1934, the neighbors have welcomed and supported the benevolent use of the Seaside institution for the well being of sick and developmentally disabled children. The residents who live in the Seaside neighborhood should not now have to be burdened by a development which will substantially change their quality of life. The profit to the developer and the State should not be at their expense.

The State of Connecticut should continue to be the steward of this exceptional parcel of waterfront land, and consider philanthropic purposes similar to some of those that have been proposed since 1997, such as:

- to host Camp Harkness (relocated from its current site),
- to house an aquaculture school,
- to provide housing and work opportunities for disabled citizens and veterans,
- to provide hospice facilities,
- to provide day care and respite facilities for families who have developmentally disabled or autistic children,
- to build a campus of group homes for the Department of Developmental Services.

If the State of Connecticut again determines that it can not utilize the entire parcel, it should allow mixed uses by subdividing the parcel, such as I have outlined in my September 25 letter to Mr. Jeff Bolton.

Various alternatives have been suggested that would economically profit the State and the Town, minimize the density of new development, and reduce the environmental impact to the property. We respectfully request that this committee reject the Purchase and Sales agreement offered by the State of Connecticut to the current preferred developer.

I am heartened by the fact that this committee, in taking the time to listen to our concerns, understands that its actions are of the utmost importance in determining the future use of this irreplaceable property.

Respectfully submitted,

Kathleen F. Jacques