

April 8, 2021

Inland Wetlands & Watercourses Commission
17 School Road
Andover, CT 06232

RE: Legal Notice-Public Hearing; Permit Application #IWWC20-36
Erik Loteczka and George Correia, 26 Old Farms Road
Application to construct a wetland crossing for a proposed driveway
and new house construction

Dear Commission:

It is our understanding that the above-captioned application for the proposed driveway would be accessed from Pine Ridge Road for Mr. Loteczka, and that Mr. Correia's home would be accessed through our driveway, off of 20 Old Farms Road.

We are in favor of the above application provided that we have the assurance that the 2nd driveway accessed from Pine Ridge Road will have no connection or access whatsoever to our driveway, including during the building process. We request this for the following reasons:

1. We purchased our home 24 years ago in 1997, and the driveway easement and plot plans associated with our property shows that there could be only one home built on rear Lot 26 behind our property, thus only one other home would ever access our driveway due to zoning/building regulations for wetlands and rear lots;
2. Two homes accessible to our driveway would be detrimental to our health & safety in that the driveway would essentially be a road, with all traffic for two families plus ours, construction vehicles during the building process, delivery vehicles, oil deliveries, etc. would all have to pass by our home;
3. Our home and property value would be adversely affected if we wish to sell at some point in the future.
4. We agree that the most logical access to Lot #26 is through Pine Ridge Road, and if the buyers wish to build a second home on their property, they should not be landlocked and should be granted access through Pine Ridge Road.

Thank you.

Sincerely,

Robert and Florence Dube
20 Old Farms Road, Andover, CT 06232