

To Mary Calorio, Killingly Town Manager and the Town Council,

As a resident and taxpayer of the Town of Killingly and the State of Connecticut I am 100% opposed to any tax dollars being used towards the ownership of the five dams and waterways located in East Killingly. In these continuing difficult economic times we simply cannot afford the liability of their maintenance, repair and/or failure. And though I realize that this is a 'package deal' I am primarily referring here to Old Killingly Pond and its dam, the one I am most familiar with.

To me those that derive the benefit from the dam and pond the most should pay for it. I strongly suspect that 99.99% of the taxpayers who do not live on Old Killingly Pond never go there. We're certainly not welcome there as evidenced by the town fence blocking access to it on which the adjacent property owner places "No Parking" signs. The owners here have basically created their own little oasis, an exclusive country club. There is no public beach there and I have been told by town officials that for a number of reasons most likely there never will be. So what is the benefit to us not fortunate enough to live on the pond to own it or its dam?

When I was a kid growing up here in Killingly I went swimming with my brothers, sisters, cousins and friends at Old Killingly Pond and Alexander's Lake public beaches. Today of course neither has one. The difference is that the people who choose to live at Alexander's Lake aren't asking me for any money to support their lake front life style. They pay a significant amount of money for the luxury of living there. I as a taxpayer do not subsidize them and to me this is the way it should be in East Killingly as well. The abutting property owners should pay for their dam and pond so they can, and I am quoting one of the property owners who spoke at the meeting in 2014, "swim and hit golf balls into it".

Another topic that was brought up at the meeting in 2014 was the possibility of breaching the dams. First, by definition there is nothing natural about a 'man made dam'. Breaching them would simply revert them back to their original natural state. But the reality of the situation is that those who live on the pond are not going to allow this to happen. They certainly aren't going to voluntarily breach them and lose their water fronts. I'm sure they will be able to purchase an insurance policy or put some money aside annually to maintain and repair them as required in order to prevent their collapse. They've had a free ride for decades but it's over now, and similar to the residents living on Alexander's Lake they are going to have to pay to continue living in 'paradise'. They are extremely fortunate to have had their free ride last as long as it did but just because it's ending now I don't think it is the taxpayer's responsibility to begin financing another one for them.

If you would like to discuss this important matter further I can be reached at 860-208-8860.

Thank you for your time.

Sincerely,


Rick Ouellette

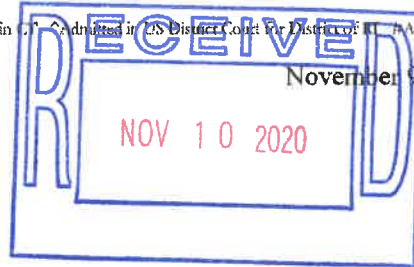


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November 9, 2020

VIA EMAIL

Town of Killingly
Attn: Town Council
172 Main Street
Killingly, CT 06239
publiccomment@killinglyct.gov

***RE: Town Council Meeting on November 10, 2020: Public Comments Regarding
Wright Investors' Service Holdings, Inc.'s ("WISH") Proposal Concerning Killingly Dams***

Dear Town Council Members:

This office represents the interests of Mr. Bukk Carleton, who is a concerned property owner on Killingly Pond, concerning the above-referenced WISH proposal to donate certain land and flowage rights to the Town of Killingly with respect to the Killingly Pond dam and other ponds and dams in the Town (hereinafter, the "WISH proposal"). Kindly accept this letter as public comments, made on behalf of Mr. Carleton, for your consideration during your November 10, 2020 Meeting concerning the WISH proposal.

Mr. Carleton does not necessarily object to the WISH proposal; however, he does have certain concerns about the Town's acquisition of the land and flowage rights concerning the Killingly Pond and Killingly Pond dam, as summarized below. As such, Mr. Carleton would like the Town Council to consider his concerns in reviewing the WISH proposal and in connection with making any future agreement with WISH to acquire this land.

For over 200 years, the owners of the Killingly Pond dam and pond, and the landowners surrounding the Killingly Pond and Killingly residents, have had an amiable and manageable relationship. There are presently 2 spaces available for parking at the dam and not room for much more. The residents of Killingly have enjoyed the pond on a relaxed and reasonable basis and have used the pond in a manner such that no excessive or "out of the norm" use has arisen. Mr. Carleton feels strongly that if the Town takes over the pond, then the pond should be acquired by the Town with no massive fanfare and no attempt to create anything more than that which is there now. We do think that it would be intelligent for the Town to get as much detailed information from the present owners as possible with respect to insurance coverage and other costs involved with maintaining the dam. We would like to point out that, to date, we have heard that the costs are relatively low. However, again, this would be due to the low level of usage by non-residents of the pond historically.

Mr. Carleton has concern with whether the Killingly Pond land and dam will be opened up for use by the general public now or in the future. At the moment, the Killingly Pond is used by Killingly residents,

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in a fairly modest way and in a manner that the lake can absorb. Opening the pond up to the public could create all types of problems, including, but not limited to, lack of adequate parking, the need to police illegal parking, trespassing on the surrounding private properties and general public safety, the need to enforce the pond's limitations on boat and outboard motor sizes, increased garbage and pollution, and the possibility of the general public using the lake in a manner that undermines the Killingly pond and dam's current beauty, cleanliness, and overall condition. Once again, with these problems not appearing, the costs have been lower. Further, Mr. Carleton is concerned with there being a diminution of the fair market values of the surrounding properties, including his own, if the general public is able to and/or encouraged to use Killingly Pond. Of course, if properties are devalued because of overuse of the pond, tax receipts by Killingly will also be reduced.

Finally, of course, the biggest concern that residents of the pond have is that in some future year, the Town will find the costs too high or just lose interest in the property and decide to breach or otherwise destroy the dam. We would like some assurance that, before the Town takes such actions or decides to convey the land and/or dam to some other entity, which could result in a similar result of overuse as noted above, the Town will provide prior notice to the landowners surrounding the pond, and such landowners surrounding the pond will have a right of first refusal to acquire the rights to the property, before the Town conveys said land and dam to anyone else.

Additionally, Mr. Carleton requests that, in the event that the Town decides to accept the WISH proposal and acquire the Killingly Pond area land and dam, then the Town requires that such land and dam shall not be useable by the public at large. Rather, use of the Killingly Pond and dam would be limited to Killingly residents.

We respectfully request that you take these matters into consideration. Thank you for your anticipated cooperation and attention to this matter.

Very truly yours,

/s/ Nicole M. Labonte

Nicole M. Labonte, Esq.

Attorney for Mr. Bukk Carleton

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PLANNING & DEVELOPMENT OFFICE

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November 4, 2020

Mary T. Calorio
Town Manager
Killingly Town Hall
172 Main Street
Killingly, CT 06239

RE: WISH Corp. – Five Ponds/Dams

Dear Ms. Calorio:

On Monday, October 19, 2020 Harold Kahn of Wright Investors' Service Holdings, Inc. (WISH) made a presentation to the Planning Zoning Commission and a representative membership of the Inland Wetlands and Watercourses Commission (they did not have a quorum).

At the end of the meeting the general consensus was that members of both commissions would like to see the area in question preserved; however, they did not feel that it had to be preserved by the Town as there was a question if the Town should be responsible for ownership and maintenance of the dams.

Some members believed that there are still a lot of unanswered questions; insurance costs, maintenance costs, the current conditions of the dams, when was the last time the dams were inspected, was there ever an A2 survey done of the properties that WISH owns as it appears such a survey was never recorded. There was a lengthy discussion on whether the Town could afford to own and maintain the dams.

Towards the end of the presentation the members of both commissions were polled to voice their opinion(s):

IWWC

Rodney Galton – Yes, should be preserved; however, he would prefer that the ownership (and thus the responsibility/liability) be at the State level rather than at the local level.

Deborah Lamoitte – Yes, however, the Town Council should do more research and get more answers; and look deeper into the details (break the information down into smaller bits).

Beth Dubofsky – Agreed with Mr. Galton; but would like to fully read through all the information before giving a final opinion.

PZC

Virge Lorents – Yes, should be preserved; but felt that whatever entity (state or municipality) supplied money for maintenance, etc. should have the control. The possible preservation of this land is a wonderful opportunity to keep the land wild and natural in perpetuity.

John Sarantopoulos – Yes, this area is an asset; however, he felt that the people in authority should have conversations with the State of CT to determine if there is a pathway (income stream) where either the State or Town could take on the stewardship of these properties. He would like to see discussions between the State and the Town.

Brian Card – Sent a memo in requesting further information regarding the following:

1. Emergency Action Plan dated 11/20/17, with approval from DEEP dated 3/29/18;
2. O&M Plan, most recent with DEEP approval;
3. Inspection reports as required in either above document;
4. Consent Order (now closed) and any reports required of it.

No comments were received from Keith Thurlow (he has done work for WISH), and Matt Wendorf and Milburn Stone were unable to attend.

CONCLUSION

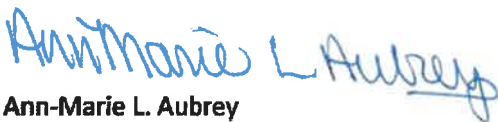
So even though it appears there is interest in having the property preserved, there was not enough information provided to the commission members to allow them to say that the Town should take on the responsibility and maintenance of the dams (in perpetuity) without having much more information to base their decision upon.

Due to the lack of information presented during this presentation, the members felt they could not reasonably advise the Town Council – except to do more in-depth research.

There seemed to be some opinions that the State and not the Town should take on the dams.

If you have any further questions, please feel free to contact me.

Sincerely,



Ann-Marie L. Aubrey
Director of Planning and Development