

Linda Levack Dalpe
1090 Main St.
South Windsor,
March 22, 2020

I am the abutting property owner to the south of 1116 Main St., known as the Macomber property, where I have lived for the past 67 years of my life. The Macomber property had been formerly part of my father's farm until the early 1980's, when my father deeded that half of the farm to my brother. After several transfers and the division and reunification of that plot from my brother Rusty Levack to the Goldblatts, and ultimately to the Macomers, there has been an existing property boundary dispute.

I want to be clear that I am not in opposition to the variance requested by the potential buyers /applicants - Jerry and Rebecca Shurink, of Virginia, to be able to run a commercial horse training facility, if they buy the Macomber property contingent on the decision of this hearing. However, the map used for this application (#3609) is in direct conflict with my own map registered in 2014 having been resurveyed by Ken Picard. His survey and pinning of the property was done and registered after having done extensive research far back into historical land records. (SW land records #3942 registered Oct. 2014)

The area in question on the submitted map #3609 shows that the Macomber's southern property line supposedly goes through the northern corner of our barn which is a renovated tobacco shed. That shed has been on my property for at least 100 years with a second barn that was literally directly behind it. Historically barns were built on the edge of properties so that the most acreage could be used for farming. The property lines were "drip lines" allowing farmers enough room to be able to open/close their sheds during tobacco drying season.

Ken Picard, the surveyor, the Macomers, and my husband and I had a meeting to discuss Ken's findings about the discrepancy. Jon Macomber and Ken Picard went down to the backland to view the discrepancy. Ken Picard suggested that they use title insurance that they must have had when they bought the back lot in question. He further suggested that they clear up this discrepancy without having to get lawyers involved, so that there wouldn't be a problem in the future, should they ever decide to sell their property. Ken Picard followed up with a visit to the Glastonbury firm that had drawn up the map that was presented to Macomers. Since they were not rehired to redo their map, nothing was apparently done to resolve the issue.

We have had a conversation with the Shurinks to let them know our concerns with their purchasing the property, but have no concerns about their wanting the property for commercial use. On the advisement of our lawyer, the surveyor, and the Shurinks, I want to go on public record that the land map that was represented (#3609) in this hearing should not be the document used in any property transfer. Clearly the sale of this property is contingent on the decision of this commission with regards to the use of the land.

While we understand that a property line border dispute is not something that the commission deals with, nevertheless, this is a public record indicating that there is a potential problem that deals with legal town records.

Spokesmen needed to represent Sullivan Ave from residences from town intersection thru to next traffic light.

Issues:

1. 4 way traffic truck and heavy equipment road erosion
2. noise from truck traffic from 3 am thru 6am (trucking cos.)
3. air quality and home soilage to residences
4. home erosion due to constant heavy equipment traffic
5. peak road traffic prevents access to driveways (in or out)
6. dangerous entrance for home maintenance (oil del/ snow and lawn maint/ lg truck entry no exit.

No previous contact of planning between plz and residents

???? what became of 2016 Conservation and Development Plans

These homeowners are patiently waiting for some encouragement before Eminent Domain becomes Reality.

SW
PLZ
Planning & Zoning

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RECEIVED

MAR 16 2021

TOWN MANAGER'S OFFICE
TOWN OF SOUTH WINDSOR