



February 22, 2021

Town of North Haven P&Z Commission
c/o Mr. Alan A. Fredricksen
Land Use Administrator
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

Dear Alan:

I sent a letter dated February 18, 2021 to Andrew Bevilacqua (copy attached) stating that while the guard rail has been completed, remaining items agreed to on the Association "punch list" have not been resolved with the Developer. As a result, we asked Andy to **hold off** on the release of the remaining construction bond, as well as the inland wetlands bond, until the items identified have been fully resolved.

Apparently, changes in State Statutes limit what bonds can be held for and how they must be released. Regrettably, unresolved financial disputes between the Association and the Developer do not qualify. Thus, we understand Andy has little leeway in how he moves forward. He did however say that he would present that letter to the Planning & Zoning Commission as part of the bond release discussions, so they are aware of our situation.

One of the open item deals with a drainage/erosion issue. The Developer has advised that he will stop in the spring to look at this. If all of the remaining bonds are disbursed, it is highly unlikely that the Developer will return in the spring, and this could result in a larger unresolved issue.

Therefore, the purpose of this follow up letter is to request that if not all, then at least a substantial amount of the \$200,000 Inlands Wetlands bond be held by the Town until spring when the Developer comes out to assess the situation and resolve it to all parties' satisfaction. We do not think this is an unreasonable request to ask of the P&Z Commission.

In conclusion, we are requesting your consideration and presentation of this letter on our behalf to the Planning & Zoning Commission as part of the bond release discussions. This letter, coupled with the letter that Andy presents, will provide the P&Z Commission with a thorough update as to our current status and the unreasonableness of the Developer. In short, we will have felt that we have made every effort in exhausting our options to correct this situation.

Given COVID, I know that P&Z hearings are not done as usual. Can you tell me when this bond release discussion will be on the P&Z hearing agenda and also, if open to the public, how we might be able to remotely access the hearing?

Again, thank you on behalf of all the Summer Wind Estates homeowners. We genuinely appreciate all your and Andy's efforts on our behalf.

Sincerely,

A handwritten signature in cursive script that reads "Tom Roberts".

Thomas Roberts
President, Summer Wind Owners Association

CC: Mr. A. Fredricksen
Mr. A. Bevilacqua, P.E.