

July 19, 2023

Waterford Zoning Board of Appeals

15 Rope Ferry Rd

Waterford, CT 06385

Ref: 4 Ridgewood Ave seeking Variance on top of a coastal wetland/flood zone

For the record, I am against the idea of making a concession for this application.

My review of the application, the size of the proposed house on such a small lot and the obvious legal, zoning and safety concerns that are clearly indicated in the June 22, 2023 letter from the CT DEEP are my primary reasons.

The probable decline in real estate values of adjacent, neighborhood homes is also a factor.

Sincerely,

William Kinsella

72 Shore Dr

Waterford, CT 06385



#ZBA-23-5
4 Ridgewood Ave
Exhibit 13