

December 1, 2025

To members of the Waterford Planning and Zoning Board,

We are writing this letter to strongly protest the Application for Coastal Management Permit regarding the lot located at 2 Forest Street (application number #PL-25-19), which is directly adjacent to our property at 26 Ridgewood Avenue. The application was formally submitted at the November 18, 2025 meeting of the Waterford Planning and Zoning Board.

We respectfully request that the Board postpone any approval of this action until the environmental and property impacts have been thoroughly evaluated to address the following concerns.

1. **Our primary concern involves the significant risk of increased coastal erosion due to the high likelihood that many mature trees will need to be removed/trimmed from 2 Forest Street and/or our own adjacent property to provide space for the proposed structure and the retaining wall.** Since many of these trees are over 40 years old, any removal of these trees and their root systems may significantly contribute to the erosion of the land that remains. The trees that would likely need to be removed have long served as a natural barrier protecting the shoreline along this section of Waterford's coast. Their root systems stabilize the soil, reduce storm runoff, and help buffer the property from tidal surges and high-wind events. Removing these trees would leave the area more vulnerable to erosion and could accelerate shoreline loss—a problem already affecting many parts of coastal Connecticut.
 - a. The potential degradation of the land connected to building a retaining wall and possible removal of trees also poses a direct threat to the stability of our deck and our house's foundation at 26 Ridgewood Avenue as well as the stability of the land beneath the shed that sits on the property at 22 Ridgewood Avenue near the cove directly next to the proposed retaining wall.
 - b. Even if the root systems remain intact, removing all the branches from one side of the mature trees that hang over 2 Forest Street could significantly impact the strength of the remaining parts of the trees that hang directly over the entire side of our house and deck at 26 Ridgewood Avenue; this could significantly weaken each tree's ability to withstand increasingly stronger windstorms that could cause one or more of the trees to fall onto our house or deck.

Surprisingly, while the application letter and site map notes provide extensive details about the specifications for a) the proposed storm water systems and b) procedures for replanting grass, there is not a single mention of the potential removal of trees (or portions of trees) and related impact this may have on degrading the natural or existing drainage patterns (point IV on the permit) for the property at 2 Forest Street or for adjacent properties at 26 Ridgewood Avenue and 22 Ridgewood Avenue.

2. **We are also deeply concerned about the reduction in property values and privacy that will likely result from the potential loss of these long-established trees and the proposed building of a 1.5 story structure.** Mature coastal vegetation enhances both the scenic quality and natural resilience of neighborhoods like ours. Any removal of mature trees would diminish the visual appeal of the area, reduce shade and habitat, and ultimately affect the desirability and value of surrounding properties at 26 Ridgewood Avenue, 22 Ridgewood Avenue, 1 Forest Street, and 4 Forest Street. We have invested heavily in maintaining our properties and preserving the character of the neighborhood and would be disproportionately affected by the proposed construction.
 - a. When we purchased our 26 Ridgewood Avenue house in April 1998, one of the first things we did was investigate the likelihood of someone building a house at 2 Forest Street, since it would be extremely close to our own house. The probate certificate assured us the lot could not be built on because of zoning regulations. Clearly, the proposed 1.5 story dwelling and driveway at 2 Forest Street, which is only 10 feet away from our property line, would significantly degrade the resale value of our own property.
 - b. It would also degrade the resale value of the property at 4 Forest Street, as the proposed structure and two parked cars would be directly in their front yard, blocking most of the natural sunlight and view of the trees and cove; similarly, it would degrade the property at 1 Forest Street, which would be entirely blocked from the natural view of the cove.

- c. Finally, many people take walks past 2 Forest Street on the way to the ocean, which currently has a broad view of Alewife Cove and Long Island Sound. Consequently, any dwelling built on this lot would be a hardship on ours and our neighbors' privacy and property value and would also degrade the visual quality of the "Ridgewood by the Sea" neighborhood.

Thus, we very much disagree with the November 2025 Engineer's report that suggests "developing a home on the lot will build upon the character of the neighborhood" (Section 7: Consistency with adopted plan of preservation, conservation, and development). Instead, our concerns are directly related to Permit Point VI (degrading the visual quality through significant alteration of natural features of vistas and viewpoints) and Point VII (degrading the population characteristics of the natural species or significant alterations of the natural components of the habitats) – yet again, no mention is made regarding plans for how the trees and root systems on the property will be modified or how these plans would impact adjacent properties.

3. **Approximately 1/3 of this half-size property (by today's standards of the minimum lot size) is visible ledge.** As part of the original Zoning Appeal Application (# ZBA2006-031) that requested a variance on the lot, the environmental planner concluded in the November 6, 2006 report, "the existence of ledge on the property presents significant restrictions for site construction and development since the ledge appears to extend under the proposed house." According to the 2006 application, this ledge causes a dramatic elevation in the middle of the lot, dropping from elevation 103 in the middle to elevation 93 at the southwest corner before it leads into tidal wetlands 15 feet away. This ledge is of particular concern because there is no detail in the November 2025 application of how the foundation will be attached to the ledge; yet, there is a troubling likelihood that any work on this ledge to lay the proposed concrete foundation (and possibly to install water and sewer lines at least 42 inches below the surface of the proposed driveway) could harm our house and deck foundations, as well as the foundation of the house on the adjacent property at 4 Forest Street that also sits directly on top of the ledge.

In light of these concerns, we strongly protest the proposed permit and respectfully request that the Board postpone any decision until the following has been completed and the impact of these actions more fully considered:

1. Conduct an environmental and erosion impact assessment prior to any decision to cut or remove portions of trees on or adjacent to the property;
2. Clarify in writing the timeline and details of plans for any tree removal or tree cutting and efforts made to reduce or mitigate potential adverse effects, since most of the trees that would be impacted sit on the property at 26 Ridgewood Avenue;
3. Consider alternative approaches that preserve the mature trees or incorporate equivalent protective measures;
4. Provide additional opportunities for public input from affected residents (e.g., see enclosed for a copy of the 31 signatures collected on a neighborhood petition submitted on Jan. 2, 2007 to protest the building of any house on the property – application number ZBA2006-031).

Thank you for your time, attention, and ongoing service to the Waterford community. We urge the Board to consider the long-term environmental and economic impacts at stake and to prioritize the protection of this vulnerable coastal area.

Sincerely,

Charles D. Coiro

Julie L. Coiro

Charles D. Coiro

Julie L. Coiro

This petition is in response to an application to the Waterford Zoning Department for an 8 (eight) foot variance on a currently unbuildable lot located at 2 Forest Street, Waterford, Connecticut. The zoning application number is ZBA20050-019 and a hearing to address this variance is scheduled for August 4th at 6:30 pm.

now
ZBA2006-031
scheduled for
Jan. 4, 2007

The following individuals, all owners of nearby homes, have read and signed this petition to declare their vote against the variance and against allowing this lot to be changed to building lot status.

Print Name	Signature	Address
1. Julie Coiro	[Signature]	26 Ridgewood Avenue
2. Charles Coiro	[Signature]	26 Ridgewood Ave
3. Leslie Straus	[Signature]	18 Ridgewood Ave
4. Laurie Allan	[Signature]	22 Ridgewood Ave
5. B. Dell Campbell	[Signature]	4 Forest St.
6. Virginia Campbell	[Signature]	4 Forest St.
7. Leroy Ellis	[Signature]	10 FOREST ST.
8. JAYNE ELLIS	[Signature]	10 Forest ST.
9. CHARLES W. REYBURN	[Signature]	1 Forest St.
10. Sally Luciano	[Signature]	15 Ridgewood Ave
11. B. R. Eckhart	[Signature]	15 Ridgewood Ave
12. ROBERT DUXEY	[Signature]	30 RIDGEWOOD AVE
13. Eleanor Engdall	[Signature]	29 Ridgewood Rd
14. WILLIAM ENG DALL	[Signature]	29 Ridgewood
15. Susan Brown	[Signature]	10 Ridgewood
16. Mary Ann SUSI	[Signature]	10 Forest St
17. John Susi	[Signature]	10 Forest St
18. Chris Allen	[Signature]	22 Ridgewood

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now
ZBA 2006-031
scheduled for
1/04/07

The following individuals, all owners of nearby homes, have read and signed this petition to declare their vote against the variance and against allowing this lot to be changed to building lot status. ✓

Print Name	Signature	Address
19. Ethelyssee H. Tucker	<i>Ethelyssee H. Tucker</i>	31 A. V. Road & Forest St.
20. Scott. Volpe	<i>Scott. Volpe</i>	50 Ridgewood Ave. Waterford Ct.
21. Pat Glynn	<i>Pat Glynn</i>	22 Forest Street Waterford
22. Ronald J. Ellis Sr.	<i>Ronald Ellis, Sr.</i>	16 FOREST ST.
23. Kathleen J. Ellis	<i>Kathleen Ellis</i>	16 Forest St.
24. Delores Pappas	<i>DELORES PAPPAS</i>	14 Ridgewood Ave
25. Helen PAPPAS	<i>Helen Pappas</i>	14 Ridgewood Ave
26. Michael I. Gorton	<i>Michael I. Gorton</i>	31 Shore Drive
27. Mary Gorton	<i>Mary Gorton</i>	31 Shore Drive
28. Olga R. Sullivan	<i>Olga R. Sullivan</i>	22 Woodland Rd.
29. Scott Smith	<i>Scott Smith</i>	33 Ridgewood Ave.
30. William Kinsella	<i>William Kinsella</i>	33 Ridgewood Ave. Waterford Ct.
31. Terri OBrien	<i>Terri OBrien</i>	(on behalf of 22 Ridgewood Ave LLC) 22 Ridgewood Ave.