

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

November 9, 2007

State Senator Gayle Slossberg
State Representative Christopher L. Caruso
Legislative Office Building
300 Capitol Avenue
Hartford, CT 06106

RE: SEASIDE, WATERFORD'S NEEDS AND EXPECTATIONS

Dear Legislators:

On behalf of the Town of Waterford, I appreciate this opportunity to provide you with the needs and expectations the town has as the state proceeds to sell the Seaside Regional Center (Seaside). Representative Elizabeth Ritter has provided you with a chronology of events from 1988 to 2003 detailing the process(s) that resulted in the recommendation to sell this property. This was a very public process including a referendum on purchasing Seaside that was not approved by the voters. With the state having met its obligation by offering the property to the town on the same terms and conditions as Healthcare Consulting Corporation, and the town rejecting the offer, you are free to sell the property. Once that sale occurs, it was and still is the Town of Waterford's expectation that development of Seaside would be governed by a special zoning district regulation.

The zoning regulation creating the "Seaside Preservation District", which withstood two legal appeals, originated with the Seaside Selection Committee. This Committee was composed of Senator Andrea Stillman and representatives of the Office of Policy and Management, the Department of Public Works, the Department of Environmental Protection, and the Town of Waterford. The committee oversaw the RFQ/RFP process including recommending the preferred developer. What we expect from the sale and restoration of Seaside is best stated in the purpose statement of the Seaside Preservation District:

- PURPOSE:** To transition the Seaside Regional Center to a productive private use which:
- Results in the preservation and adaptive reuse of the Main Building, the Employee Building I, so called, the Duplex and the Superintendent's House (Historic Structures).
 - Is designed to preserve and complement the architectural style of the Historic Structures.
 - Integrates and controls all uses and site design to continue the unified and common use of the site.
 - Least impacts the adjacent residential neighborhood.
 - Provides for public access to the waterfront consistent with the capacity of the coastal resources

We consider these goals as representative of both smart growth principals and the low impact development design requirements which are contained in the district regulations.

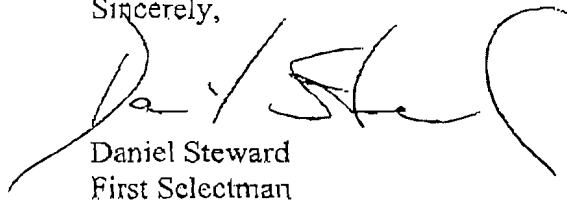
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The Town of Waterford needs to insure that the permitting process is fair, open to the public, and concluded within the time constraints contained in the zoning statutes. The zoning regulation is not the same as a design and the concept plan put forth in the competition has not been submitted or approved by Waterford's land use commissions. The ongoing Department of Public Works Environmental Impact Evaluation may develop a final design, but only with the input of the developer. Until this evaluation is completed the developer may not start the local process. We need to once again join with the state agencies and developer and begin to review a plan that conforms to the new regulation.

We need a financial commitment from the party who will be responsible for the restoration and maintenance of the seawall and area waterward that will be retained by the state. The park and waterfront have the potential to be used by groups and individuals with a need for ease of access to the waterfront. It will be shared by the residents of Seaside, the town, and the state, and require formal agreements for its use. There will be conflicts whenever residential uses are placed on the waterfront. We are pleased that the state intends to continue to have a role in maintaining public access to the waterfront as is our mutual obligation as keepers of the public trust and enforcers of the Connecticut Coastal Management Act.

My greatest concern is that the buildings we are requiring be preserved are deteriorating rapidly and have not been sufficiently protected while this process is concluded. Irrespective of the process you are obligated to follow, we are still on the same path that brought us to the preferred developer and the Seaside Preservation Zoning District and even if the former changes, the latter is the regulation that now governs the private use of that piece of land. As we move into an era of responsible growth as championed by Governor Rell let this be a project that meets that challenge through a public private partnership that includes many stakeholders. Thank you for this opportunity to share the Town of Waterford's position on this beautiful piece of property.

Sincerely,



Daniel Steward
First Selectman

cc: Governor M. Jodi Rell
State Senator Andrea L. Stillman
Representative Elizabeth B. Ritter
Raeanne V. Curtis, Commissioner, Department of Public Works
Robert L. Genuario, Secretary, Office of Policy and Management
Gina McCarthy, Commissioner, Department of Environmental Protection
Town of Waterford Planning and Zoning Commission
Town of Waterford Board of Selectmen
Mark S. Steiner, Healthcare Consulting Corporation

Town of Waterford
Selectman's Office

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facsimile transmittal

To: Jared Kupiak **Fax:** 860-240-0021

From: Daniel Steward, First Selectman **Date:** 11/9/2007

Re: Seaside **Pages:** 3, including cover

CC:

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