

03/19/11
Haddam Land Swap

Dear Committee members,

I am the current owner of 106 High St., Higganum. My property is a split from the 87 acres that is part of the proposed land swap. My driveway is part of the 87 acres that I have a deeded right of way to use. I had purchased the property from Steve Rocco and partner in December of 1998. My dealings with the purchase and land rights associated with it were not always as transparent as a transaction should be. At one point, I needed to involve an attorney to help protect my rights.

There is a clause in my sales agreement (also recorded in the Haddam land records 12/98) that states that I should be given the right of first refusal on 2 adjoining acres in the event the acreage is sold. This did not happen on the first sale of the property and I was told that it was the project that was sold (meaning the approved subdivision). Since that time, Steve Rocco and partners have now repurchased the property and are now involved in a swap deal. There has been no contact with me about honoring his contract from 1998. I believe this may put a cloud on the 87 acres.

For myself, I would much prefer a state forest as my neighbor to Steve Rocco and partners, but I do worry about the bigger consequences of a deal that trades land thought to be open space with other land. How protected is all other public land if this is allowed to occur. The players in this deal have not given me confidence that they would do the right thing for the people of Connecticut.

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