

April 20 2023

Dear Zoning Commissioners,

I , Karen Gallagher resident of 3 Findlay Road, am writing this after reviewing the revised plan dated 04/12/2023, submitted proposal for 254 New Milford Turnpike.

The revised plan does not make sense to me. Mr. Pushlar in writing on the plan states "proposed 6' max height stockade fence (150 L.F. +/- , could not duplicate exact symbol) 15' from property line." Yet the plan scale is at 7'.6" from Mr. Pushlar.

Mr. Pushlar has added an additional light post, which may not be obvious to the Commission.

The height of the lighting has not been reduced, which I believe the Commission requested at the last meeting.

The Site Photometric plan from Current, rev by DMK, is a 1 in = 20-FT Graphic scale , the light posts are 2 to 3 feet from the property line.

This plan does not show all of the lighting from the White Horse, and does not show reflection or glare from water or snow. This plan does indicate light trespassing over the property line will still remain.

Please note the lights are still on all night long, disrupting my family.

The dumpster placement on the revised plan , L-2.0 revision 4/12/2023, is approximately 10 feet closer to the property line. With no noise barrier, plantings. Mr. Pushlar's plan is a 1" -30' graphic scale.

I have been in contact with Leo Smith, President, Connecticut Chapter of Dark sky, in an email " your neighbor's lighting is definitely a nuisance." The Zoning Regulations are in place to protect residents from nuisance's such as this.

Mr Harris has a tree with white decorative lights that are illuminated all year long and he has illuminated along the river bank to create glare into my home.

There is no mention of gravel removal along the property line. Nor removing the large boulders place along and over the property line which was done during construction. Any work being done on and over the property line must be at my consideration. As you are aware my physical above ground fence was removed by Mr. Harris, or agents, and my dogs electric fence was broken. I also have debris left on the property from the parking lot construction.

The plantings are a concern a 5 foot juniper virginiana grows approximately a foot a year. So I'll have to wait at least 5 years or more in hopes that the light trespass will no longer occur. There

is also no mention of a maintenance plan. This is if the applicant follows through with the plantings, in 2015 he did not.



Son's Bedroom



Property line marked in orange.

Thank you for consideration,

Karen Gallagher