

From: Rich Binekey <ric1flyer@yahoo.com>
Sent: Friday, April 9, 2021 1:03 PM
To: Amanda L. Lessard
Subject: Frost Rd Subdivision

Thank you for notifying me of the planning board meeting concerning the Frost Rd subdivision. I would like to address several concerns to the board.

1. The development contractor has stated that the buyers of the seven proposed properties will have lake access granted by an existing R.O.W. to the point on the north end of the lake. My question to you is, Who is responsible for granting this permission since these houses are not on the lake? The property owner, John Herzog, my neighbor, seems to think this is his right. He also claims to have approval for 20 parking spaces on his property at 51 Brentwood Rd, to be used at his discretion for this development's homeowners.

2. Mr. Herzog plans to write into the deeds of the Frost Rd development that the occupants may drive to and park on his property at 51 Brentwood and use the point and lake at their discretion. Beach Rd Association owns these PRIVATE ROADS and no one wants additional traffic, road wear and tear, intrusion of privacy, danger to children, and noise that will be an inevitable result of these people coming down here. The Beach Road Association DOES NOT approve of this! Mr Herzog is also planning to build a boat house on his property to accommodate the owners' canoes, kayak's etc. He has not resided on the property for three years, the house is a tear-down, and the lot is not maintained; parking on the property will further erode an already muddy and unsightly area. Additionally, if owners are granted lake rights, they will want to use the Beach Road Association boat launch to launch or moor larger boats. This they are also not welcome to do.

3. Mr Herzog will try to state that his R.O W. will be available to the new residents to walk to the point. While there is a right-of way in place, much of it runs through state appointed wetlands and having seven families tramping through it will disrupt these wet areas. Besides, who wants to walk through a muddy path to the lake? No one. So they will drive down, and, again they are not welcome to use our association roads.

If you allow this subdivision, PLEASE DO NOT allow them to write lake access into their deeds.

4. There are many waivers written into this development plan. The waivers are there as an attempt to override sound ecological means of protecting Highland Lake. The drainage basin for Highland Lake is overcrowded already and the lake is under stress. It seems like there is no end to the lust for development, and once the lake's limits for runoff are exceeded there will be no going back. The lake will be ruined for ALL. This lake was once a Superfund clean-up site. Are we going to go back to that again or be socially and ecologically responsible?

5. Do not believe the development contractor's fluff fixes for runoff concerns, i.e. "rain gardens" and other useless measures. Be assured there will be plenty of runoff into the nearby feeder stream to the north end of the lake.

6. I wish I could prove this one. Mr. Herzog is NOT TRUSTWORTHY. In the several years I have known him he has lied repeatedly, both to me and other neighbors. He has one goal and that is to make as much money as possible, as quickly as possible. He doesn't live here and has no regard for the quality of life on Highland lake or for his neighbors.

Sincerely
Richard J. Binekey
44 Brentwood Rd
Sent from [Mail](#) for Windows 10