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December 5, 2023

To BOS:

The following presents my opinion on the Shallot Meadow access matter.

Public hearings are touted as a democratic means to let regulators "better understand the will of the people". They usually don't.

The people who attend public hearings are a biased unrepresentative tiny minority of those potentially affected by your decision.

Thousands of people support agriculture and would support me.

Thousands support the creation of more diverse housing in our region and would support me.

These people would speak in favor of my use of the Shallot Meadow access point if they were informed and present at this hearing. Yet, those people are not here. They all have better things to do and I have not asked them to attend. I have trusted in your ability to remember them in their absence.

You've got a tiny troupe of "Neighborhood Defenders" who live on Shallot Meadow who oppose my use. They will put on a performance for you. Their opposition is based upon the simple goal that they don't want anyone else using Shallot Meadow. Starting from that objective they've created a major production with lots of hoopla. But, in the end, it boils down to excluding others. Especially Farmers and Poor People.

Please vote in favor of my request for access.

History and Context:

On 9-1-2023 I sent the following request:

Board of Selectmen
Town of Canton

Subject: Access to Lot 1160160 from Shallot Meadow

Thanks for your kind attention.

Please see the GIS printouts and photo sent herewith for context.

I own Lot 1160160 and wish to use the designated access to it from Shallot Meadow.

The Planning Commission specifically and intentionally provided that access to that lot from Shallot Meadow as part of the approved subdivision plan for Shallot Meadow. The original subdivision approval required the designed stub road to be brought to town standards up to the edge of Lot 1160160. Just before transferring Shallot Meadow to the Town, the developer of Shallot Meadow requested and was granted a revision that reduced the costly requirement to improve the stub road to the lot line.

Because the stub road was not improved as originally designed, the access to Lot 1160160 may not simply require a typical driveway easement.

Please advise how I can get a recorded permanent right to use the subject designed access.

Sincerely,

Lans Perry

On 9-12-23 I sent a note and video to Bob Skinner documenting Matt's prior history which includes:

- a.) About a year ago, **Matt and Matt's contractors trespassed upon my property and cut 21 of my trees**, removed local understory vegetation, and prevented the recovery of the indigenous biotic community present on the affected areas by covering the ground with wood chips;
- b.) **In mid-February 2023, Matt harassed and threatened me** when I investigated at our common border area and put up "No Trespassing" signs;
- c.) Shortly after my investigatory visit, **Matt trespassed upon my property again and tore down a sign I had posted.**

Here is the text of that note about Matt's behavior and criminal offenses:

Robert Skinner, Town Administrator

9-12-23

Dear Bob,

This may offer an insight into the mindset of at least one neighbor on Shallot Meadow.

I was advised to check the boundary line out at 160 Bahre Corner Road because there was an incursion.

When I did so, alone, the male occupant at 15 Shallot Meadow [**Matt**] came out and let loose a loud string of verbal abuse and threats.

I explained that CGS52-560 provided that he and his contractor should pay damages for his unauthorized cutting of trees on my property. I also objected to his blowing wood chips from his place onto my forest floor and cutting my shrubs and berry bushes.

The aggressor from 15 Shallot Meadow was seemingly enraged that I should think I had any right to quiet enjoyment of my property.

He specifically uttered statements including:

Questioning my future plans for 160 Bahre Corner and accusing me of having plans to do something he wouldn't like.

That I should thank him for cutting the trees that shaded his yard.

That I was a bad neighbor for not thanking him.

That I should not post my property.

That my signs were ugly and unnecessary.

That he'd thought I was an OK guy but now he knew I was (multiples in different combos) (expletive deleted) (characterization omitted)

That he could tear down my signs the minute I left.

That he'd go on my property anytime he wanted and cut more trees.

What did an old guy like me think I could do to stop him?

That I'd be dead soon and so why did I care?
etc.

I felt physically threatened and left.

I chose, after reflection, to not immediately refer the guy to the police or to sue for damages.

I got a friend to accompany me on a visit a few days later so he could video or intervene if the aggressor came after me again.

The specific trees cut that I documented on that subsequent visit when I took the attached video (only trees over 5" dbh listed) included:

18" Hemlock
6" Hemlock
10" Hemlock
10" Hemlock
12" Hemlock
14" Hemlock
7" Maple
24" Hemlock
10" Hemlock
10" Hemlock
12" Hemlock
6 Hemlock
6" Hemlock
8" Hemlock
16 Hemlock
30" Red Oak
9" Hemlock
7" Hemlock
11" Hemlock

5" Sugar Maple

CGS 52-560 violation not pursued yet.
CGS 53a-107 violation not pursued yet
CGS 53a-116 violation not pursued yet
CGS 53a-62 violation not pursued yet

Thanks,

Lans

Two photos of some of the 21 trees on 160 Bahre Corner Matt cut down without my permission:



Matt's House on left in photo above

Here's an image of one of my "No Trespassing" signs Matt tore down on 160 Bahre Corner:



Later on 9-12-23 I sent the following to the Bobs in response to Matt's initial barrage of questions:

September 12, 2023
Bob Bessel
Bob Skinner

Subject: My preliminary response to the document sent by Matt Loparco regarding my access.

My thoughts about Matt, his actions and his complaints

In mid-February of this year, I was advised by a neighbor to check my lot line for incursions behind 15 Shallot Meadow. When I went to the site to see the damage for myself, Matt soon showed up. He openly and proudly proclaimed that he had cut my trees or directed the cutting of my trees. His aggression and threats escalated and started to worry me. I left.

I went home and thought about what would be best for Matt, for the Town and for me. As a non-violent person who seeks to do what is best in the long run, I try to empathize and discover the feelings and needs that might motivate an aggressor like Matt to do what he had done. I try to think about

strategies that would acknowledge the feelings and meet the needs of all parties in a spirit of practical collaboration.

My first guess was that maybe Matt was under the influence because his behavior was kind of bizarre. Then I considered that maybe he was just stressed out and was having a bad day. It seemed Matt wanted his new house and yard to be perfect and probably thought his back yard would look nicer if he “manicured” my property. Housing today is terribly expensive. Stressing out and worrying about what your neighbor might do that might affect the view from, or value of, your house is a frequent cause of anxiety. My unexpected presence might have surprised him and set him off. With these charitable thoughts in mind, patience seemed like a good idea.

A few days later I went back with a friend and got the data on the trees involved. I documented some of the damages on the video I earlier provided. Matt didn’t appear. I looked for better times in the future.

Matt’s email to you follows the same self-centered pattern as his earlier behavior. I’m guessing that maybe his aggressive style has served him well in business and he expects it will work in the current matter. Perhaps he fancies himself a “Neighborhood Defender”¹ and is feeling his oats. I can empathize with Matt and his anxieties; but, I think it’s pretty apparent that he hasn’t yet empathized with me or even thoughtfully considered my situation and my rights.

Point By Point Response

Item 1: Regarding Matt’s claim that other access points to 160 Bahre Corner Road could be used, the Planning Commission minutes from a couple of decades ago show that they considered matters fully and chose to include the Shallot Meadow access to my lot as an essential access point.

This access was chosen to preclude a cul-de-sac and because of wetlands issues precluding easy or environmentally-optimal use of the other potential routes to 160 Bahre Corner Road that would meet Canton’s land use regulations.²

The Planning Commission minutes (images of relevant sections on pages 5-6 herein) show that they refused to approve the Shallot Meadow subdivision unless the safer more convenient access to 160 Bahre Corner Road that Shallot Meadow would provide was included.

¹ See for reference: Einstein, Katherine Levine, David M. Glick, and Maxwell Palmer. 2020. *Neighborhood Defenders – Participatory Politics and America’s Housing Crisis*. New York: Cambridge University Press.

² This statement based upon a review of the minutes of meetings of land-use boards discussing plans by prior owner Howard Olson et al for his past subdivisions of lots split off from 160 Bahre Corner Road and conversations with various participants in those meetings.

The Planning Commission required that the stub road to 160 Bahre Corner Road be *fully paved* because they wanted to provide stark visual notice to any Shallot Meadow homebuyers that Shallot Meadow was not a dead end road. By this visual notice requirement they hoped to preclude the sort of tragic "I wouldn't have bought here if I'd known it wasn't a permanent cul-de-sac" complaints that Wilder's Pass homeowners had made³ when Mountain Springs was built out years later.

Item 2: Matt seems to assert that the intention of the Planning Commission was not clear regarding the future use of the stub road. They were quite clear that the stub road was to be finished to town standards for its full length and be used to access the 160 Bahre Corner Road lot⁴. The deed that brought Shallot Meadow to the town (V432P81-85) treats the entire roadbed including the stub road as one parcel. The grading easement (V432P75-77) covers land adjacent to the edges on each side of the stub road.

Item 3: Matt seems extremely worried about my intentions for future use of 160 Bahre Corner Road. For any future use it is important that the stub road be brought to a stable usable state. It is not flat. It is sloped. Unless it is paved where it is sloped, it will not bear any use without rutting and eroding. This seems likely to adversely impact the Shallot Meadow neighborhood much as occurred recently with uncontrolled erosion and sedimentation at the top of East Hill.

My immediate intention would be to finish and pave the road up to and well beyond the crest of the slope to assure it does not adversely affect Shallot Meadow if I use the access for any lawful future purpose.

Initial use of the road would be for access to the lot for recreational and agricultural purposes. The timber isn't at prime harvesting size yet; so a future harvest is years into the future. Non-commercial timber stand improvement thinning cuts by family members and firewood gathered therefrom seem likely.

Longer term use is less clear. History shows it took more than two centuries of family ownership for the land to be used for anything but agricultural purposes by the Case family. 160 Bahre Corner Road was among properties originally acquired by my grandkids' great great great great great great great great great grandfather Richard Case II⁵ about 286 years ago. For 9 generations the land served as a summer heifer pasture and woodlot. Every spring the family drove the heifers from Olson Road down Bahre Corner Road to their summer pasture. Every fall they drove them back. In the middle of the twentieth century they stopped using the land as pasture.

³ Details on this stub road and Wilder's Pass recounted by then-Planning Commission Chairperson Rosemary Aldridge during discussions at a meeting of the POCD Update committee drafting the 2014 POCD ~2013.

⁴ See copy of Planning Commission minutes for 11-7-2005 meeting approving Shallot Meadow appended hereto.

⁵ Canton's first European settler.

About 30 years ago my grandkids' great great uncle Howard Olson decided to divide off a few lots so he and some of his family members and friends could build homes to live in. They got Planning Commission subdivision approval and built their homes. I bought the remainder of the property with the intention to keep it available for family use in the future. Future uses other than recreation and agriculture haven't been determined at this time. Check back in while.

Item 4: Matt seems to claim my possible need to appear before a land-use agency would be improper and unethical. I'd probably engage a competent attorney or engineer and stay home. But, Mike Zizka seems to suggest no law would preclude my appearance. He wrote on that subject at Page 72 in his new book ***What's Legally Required? Eighth Edition:***

"The author believes that the Supreme Court, given the chance, would uphold the *Gagnon* viewpoint [in which a lower court held that an agency member was not precluded from appearing on his or her own behalf.] as a matter of due process.

No person should be denied the right to speak to protect his or her own property interests merely because of service on a municipal agency."

Item 5: Matt may just be being argumentative with his worries about environmental impact. We are farmers. We harvest hundreds of tons of forage each year. Our fields grow back.

I am recognized as a Certified Forester by the State of Connecticut. We cut trees. They grow back. It's estimated from USFS formulae that we have the carbon from about 650,000,000 pounds of Carbon Dioxide sequestered on our land. Our trees through photosynthesis sequester millions of pounds of additional Carbon Dioxide each year. Dimensional lumber from trees harvested on our land serves to more permanently sequester carbon until the wood decomposes long in the future. The younger trees that thrive on harvested land sequester new carbon at an accelerated rate per acre compared to the old trees that we remove. Our forestry management activities have enhanced hundreds of acres of habitat for neo-tropical birds, cottontails, and a variety of other species. Our fields support grassland birds.

Item 6: Traffic Impact is a needless worry. Narrower roads in Canton safely handle far more traffic than any potential use of 160 Bahre Corner Road could generate.

Thanks for considering this matter,

Images of the Planning Commission Minutes documenting approval of Shallot Meadow with the requirement for a **public street** leading to 160 Bahre Corner Road appear on the following two pages.

Canton Planning Commission

Revised Preliminary Draft
Subject to corrections, additions and/or deletions.

November 7, 2005

Ms. Pickett noted that a copy of a letter dated November 4, 2005 was received from the applicant requesting to withdraw the application.

MOTION: Mr. Miner moved to close this item of the Public Hearing at 8:27 p.m. Mr. Lilliendahl seconded.
VOTE: ALDRIDGE-Yes; ZAGORSKY-Yes; MINER-Yes; LILLIENDAHL-Yes; SHEEHAN-Yes

MOTION: Mr. Miner moved to accept the withdrawal of the application for File #525; Lot 5 (rear lot) Homestead Lane; Assessor's Map 4-15; Zone AR-3; Parcel 3230005; Proposed one (1) lot Re-subdivision; Messenger Meadows, LLC, applicant/owner at 8:27 p.m. Mr. Lilliendahl seconded.
VOTE: ALDRIDGE-Yes; ZAGORSKY-Yes; MINER-Yes; LILLIENDAHL-Yes; SHEEHAN-Yes

PUBLIC HEARING ACTIONS:**REGULAR MEETING**

1. File #524; Lot 105B Bahre Corner Road (south side); Assessor's Map 4-7; Zone AR-3; Parcel 105-B; Proposed 12-Lot Open Space Subdivision; Loren S. Bristol, applicant/owner.

Mr. Zagorsky recused himself at 8:30 p.m. and Mr. Sinacori was seated for Mr. Zagorsky.

MOTION: Mr. Lilliendahl moved to certify the Sedimentation and Erosion Control Plan for File #524; Lot 105B Bahre Corner Road (south side); Assessor's Map 4-7; Zone AR-3; Parcel 105-B; Proposed 12-Lot Open Space Subdivision; Loren S. Bristol, applicant/owner. Mr. Sinacori seconded.
VOTE: ALDRIDGE-Yes; MINER-Yes; LILLIENDAHL-Yes; CERNIGLIA-Yes; SINACORI-Yes

MOTION: Mr. Miner moved to approve File #524; Lot 105B Bahre Corner Road (south side); Assessor's Map 4-7; Zone AR-3; Parcel 105-B; Proposed 12-Lot Open Space Subdivision; Loren S. Bristol, applicant/owner with the Planning Commission waiving PCR 712 for PCR 315 as the proposed street exceeds 600 feet in length (waiver in order for the cul-de-sac to be 2,252 feet long); approve Shallot Meadow to be the new public street; and conditions that there be a 20 feet pedestrian access along the Southern boundary, a 50 foot public street access to the east, and a 20' deep by 26 foot wide pavement stub at the end of the cul-de-sac. Mr. Lilliendahl seconded.

Ms. Aldridge requested that the language for the 50 foot public town road be reviewed by the Town Attorneys, and Ms. Pickett stated that she will send it to them tomorrow. Ms. Pickett questioned who will pay for the actual construction of the 50 foot right of way. Ms. Aldridge suggested that a bond be submitted for the cost of the pavement, to which Attorney Myers stated that most towns do not do this since there is no way of knowing if the road will ever be built, and that what is normally done is that the developer of the adjacent area pays for this. Ms. Pickett stated that she wants the land deeded to the town. Mr. Lilliendahl suggested that when the next subdivision applies, a condition can be put on it to pay for the connecting road. Ms. Aldridge stated that a legal mechanism is needed to make sure that the 50 foot easement is for a public road to connect to the next subdivision. She expressed concern for the numerous dead ends that currently exist in the Town and that connections are essential for future developments. Mr. Lilliendahl stated that it is inappropriate to ask this applicant to pay for this. Ms. Aldridge stated that the Commission would not approve the waiver if there wouldn't be a connection to the next subdivision. Attorney Myers stated that the land will be deeded to the town. Ms. Aldridge questioned if the stub could be paved, to which Ms. Pickett stated that she has seen many towns where there is a paved stub, and that the Commission needs to be explicit as to what is supposed to happen. Attorney Myers suggested that a sign that a future road will be constructed could be put up. Mr. Cerniglia stated that he likes the idea that it will be the responsibility of the next developer to construct the road, and asked if the stub could be named with a sign that says "To be constructed". Ms. Aldridge indicated that she likes the idea of having a little bit of a stub of a road or a visual cue that there could be a future road. Mr. Lilliendahl suggested not approving the length of the cul-de-sac if the Commission is unsure of what will happen with the connecting road in the future. Ms. Aldridge stated that she just wants to make sure that the next subdivision will connect to this subdivision. Ms. Pickett spoke about other stubs in town and stated that by paving a stub it will raise the cost of the subdivision, but will be clear that there will be a future connection. Mr. Cerniglia stated that in the future, the applicant should be required to identify all stubs in the subdivision and that the regulations can be amended to ensure this.

MOTION: Mr. Miner moved to amend the motion to pave the stub to subdivision standards, the 50 foot right of way with a town road. Mr. Lilliendahl seconded. (This motion was withdrawn)

- Ms. Aldridge stated that the pavement of the stub is the cost of the waiver. Mr. Lilliendahl stated that he wants to withdraw seconding the previous motion, and that requiring the applicant to pave 300 feet is excessive. Ms. Aldridge expressed concern for the proliferations of cul-de-sacs where there are not connections, and for town maintenance and emergency vehicles having to go around. Mr. Cerniglia suggested amending the subdivision regulations to ensure that the next person who develops next to this subdivision will have to pave the road. Ms. Pickett stated that the only way to make this happen is to have it as a physical fact. She wants to make it obvious to the next subdividers and property owners that there will be a connection. Discussion ensued relative to other subdivisions. Mr. Lilliendahl suggested that the next application be denied if the developer won't connect the roads. Mr. Sheehan, Mr. Sinacori and Mr. Cerniglia stated that having the applicant pave 300 feet seems like too much to ask.

Canton Planning Commission

Revised Preliminary Draft
Subject to corrections, additions and/or deletions.

November 7, 2005

VOTE: ALDRIDGE-No; MINER-Yes; LILLIENDAHL-Yes; CERNIGLIA-Yes; SINACORI-Yes

Ms. Aldridge stated that the Commission has to remember the policies were discussed tonight and that the road is not to be a permanent cul-de-sac. She doesn't want to leave the town in obligation of having long dead end roads and that land owners cannot be forced into developing their properties in a certain way.

Mr. Bristol thanked the Commission for their time and approval.

NEW BUSINESS:

1. **File #487;** Griswold Farms – Lower Atwater Road; Maps 10-4; Stations 78+00 to Station 76+00; Minor modification of subdivision plan to allow installation of block wall (maximum height 4') along section of Atwater Road; Attorney J. Markowitz, applicant, Campanelli of Canton, LLC, owner.

Ms. Pickett stated that she told Attorney David Markowitz, representing the applicant, that he didn't need to be present tonight. She indicated that there is a need to correct the drainage issues and that Mr. Wassall has been concerned about draining a short section on Atwater road. He suggested that a short wall be built that would act as a snow shelf so that it won't go into wetlands. The wall is approximately 160 feet long and will end up being in the Town right of way. Ms. Pickett stated that she doesn't have any drawings. Mr. Sheehan questioned if the DPW wants this, to which Ms. Pickett stated that they do. Mr. Zagorsky stated that he wants to know how the neighbors feel about this and that it would be helpful to see what lots are affected and what the wall will look like. Ms. Pickett stated that this application should be postponed until maps can be attained.

MOTION: Mr. Lilliendahl moved to continue this item to the December 5, 2005 Planning Meeting. Mr. Sheehan seconded.
VOTE: ALDRIDGE-Yes; ZAGORSKY-Yes; MINER-Yes; LILLIENDAHL-Yes; SHEEHAN-Yes

OTHER BUSINESS:

1. Approve minutes of September 12, 2005 and October 17, 2005.

MOTION: Mr. Zagorsky moved to approve minutes of September 12, 2005 as amended. Mr. Sheehan seconded.
VOTE: ALDRIDGE-Yes; ZAGORSKY-Yes; MINER-Yes; LILLIENDAHL-Yes; SHEEHAN-Yes

MOTION: Mr. Lilliendahl moved to approve minutes of October 17, 2005 as written. Mr. Sheehan seconded.
VOTE: ALDRIDGE-Yes; ZAGORSKY-Yes; MINER-Yes; LILLIENDAHL-Yes; SHEEHAN-Yes

2. Approve 2006 Calendar.

MOTION: Mr. Sheehan moved to approve 2006 Calendar as amended. Mr. Miner seconded.
VOTE: ALDRIDGE-Yes; ZAGORSKY-Yes; MINER-Yes; LILLIENDAHL-Yes; SHEEHAN-Yes

3. Staff Report.

Ms. Pickett spoke about Collins Crossing and stated that the street acceptance will probably take place in the next few months. She stated that there is a meeting on November 22, 2005 regarding Hilltop Overlay District regulations, and that she wants Commission member's ideas as to what should be changed or clarified in the regulations.

ADJOURNMENT:

MOTION: Mr. Lilliendahl moved to adjourn at 10:12 p.m. Mr. Miner seconded.
VOTE: ALDRIDGE-Yes; ZAGORSKY-Yes; MINER-Yes; LILLIENDAHL-Yes; SHEEHAN-Yes

Rosemary Aldridge, Chairman_____
Peter Zagorsky, Secretary_____
Jean Kelley, Recording Clerk_____
Date Approved

c:\mydocuments\11-07-05PlanningMeetMin

3

The notes and photos copied above and the accompanying video provide a prologue and essential context to the current matter.

They show Matt's willingness to threaten me, his willingness to enter my property and use it as his own, his ongoing disregard for my civil rights, and his ongoing campaign to deny me my rights as the owner of 160 Bahre Corner Road to enjoy quiet use of my land and of the public street that serves it.

Why is the Shallot Meadow access in the public interest?

1.) The Shallot Meadow access point provides access for current and future agricultural uses of 160 Bahre Corner Road which are recognized as beneficial and deserving protection in Canton.

"Agriculture plays a significant role in Canton's heritage and future. The Town of Canton officially recognizes the importance of farming to its rural quality of life, heritage, public health, scenic vistas, tax base, wetlands and wildlife, and local economy. This right to farm article encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmland within Canton by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town of Canton agencies. It is the declared policy of the Town of Canton to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food and other agricultural products and for its natural and ecological value. It is hereby further determined that, whatever impact may be caused to others through generally accepted agricultural practices, such impact is offset and ameliorated by the benefits of farming to the neighborhood, community and society in general."

See more at <https://ecode360.com/31077293#31077293>

2.) The Shallot Meadow access point provides a legally-compliant access to about 60 acres for possible future residential uses. We are in a housing crisis. At a recent PZC meeting Sarah Faulkner, Theresa Sullivan Barger, and others expressed doubts that their current homes in Canton would be attainable for them at current prices. Anything that can improve the likelihood that future diverse housing will be built is in the best interests of the town, the region, and the state.

3.) Traffic from 160 Bahre Corner Road should be routed through the Shallot Meadow intersection with Bahre Corner Road because it is much safer than the High Hill Road intersection with Bahre Corner Road. Sightlines up and down Bahre Corner Road at Shallot Meadow are longer. Bahre Corner Road is several feet wider at the Shallot Meadow intersection. The safety advantages of the Shallot Meadow intersection are especially important for agricultural vehicles that are longer and that accelerate more slowly than typical personal vehicles.

4.) Vehicles using Shallot Meadow to access 160 Bahre Corner Road pass in front of fewer residences to reach 160 Bahre Corner Road than those same vehicles would pass in front of if they were to use the alternate route up High Hill and down Highledge. Apportioning traffic more equitably on local roads is a laudable public policy objective.

5.) Vehicles using Shallot Meadow to access 160 Bahre Corner Road consume less fuel to reach 160 Bahre Corner Road than those same vehicles would consume if they were to use the alternate route that requires climbing way up High Hill and down Highledge. Facilitating use of a faster safer access corridor that uses less energy furthers multiple public policy objectives.

6.) Agricultural vehicles are often under-powered and have difficulty climbing hills. Similarly, their braking power is often limited. The more level access route offered by the Shallot Meadow access point is more appropriate for such vehicles and makes farming cheaper and safer.

7.) The Shallot Meadow access point has minimal impact upon inland wetlands. Alternative access points pose actual or potential risks to inland wetlands.

8.) The Shallot Meadow access point provides an alternative and a more direct access to 160 Bahre Corner Road for emergency responders.

Why is access in the interest of current and future owners of 160 Bahre Corner Road?

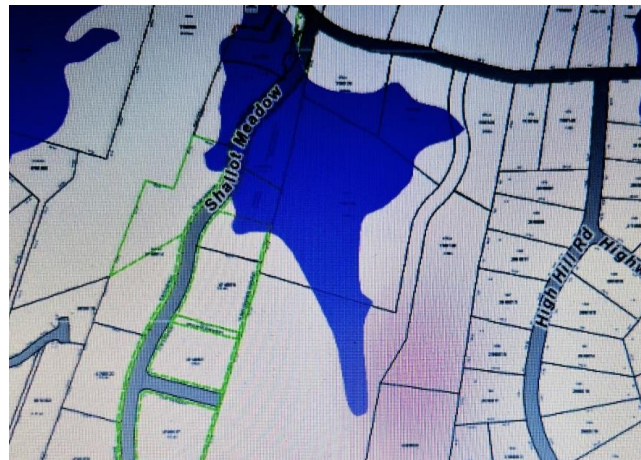
1.) The Shallot Meadow access point is a simpler and safer way to get to the property at 160 Bahre Corner Road. It also offers immediate legally-compliant access to two future building lots for family use while providing a corridor to serve future larger-scale residential development.

2.) The "other access point off Highledge Road" requires a fuel-consuming longer trip up High Hill Road and then a brake-wearing trip down Highledge. Thus it really doesn't offer energy-efficient, ecologically-optimal access. That route off Highledge has to skirt the upland review area of the same swamp/wetland that obstructs access off Bahre Corner Road which makes its use one that Canton's Inland Wetlands and Watercourses Agency likely would be required to deny if another access route was possible which the Shallot Meadow access point provides.

The driveway access off Highledge also already has two homes on it which is the maximum allowed on a driveway under current Canton zoning regulations.

3.) The "other access point off Bahre Corner Road" really doesn't offer usable access. That route directly in off of Bahre Corner ends at a swamp/wetland which precludes its use under federal and CT wetlands laws if an alternative exists. It also already has two homes on it which is the maximum allowed on a single driveway under current Canton zoning regulations.

Here's an image from Canton's GIS confirming that wetlands as depicted on the GIS system's conservative DEEP wetlands layer preclude use of the direct access from Bahre Corner Road:



Minimal impacts can be expected from use of Shallot Meadow to access the 160 Bahre Corner Road premises:

1.) Traffic

a.) Any traffic using the access would use Shallot Meadow which is designed and built to handle high traffic volumes. **It is a 26' wide road built to the same standards as Cherry Brook Road.**

b.) Farm vehicle traffic is typically rare and statistically insignificant. Potential more intense agricultural uses such as timber harvests or land-clearing to enhance long term agricultural productivity, if such work was to be done at some future date, would be a short-term traffic generator at a rate of a few trips a day. None of these potential agricultural uses imposes a significant burden on Shallot Meadow. Such uses are encouraged, protected, and privileged as provided in Canton's farm ordinance.

c.) Development roads to serve residential uses on the 160 Bahre Corner Road premises could be expected to require an initial road construction phase. Traffic from such local road construction is temporary and at its peak is of minimal intensity.

d.) Residential structures and ancillary amenities could be expected to require an initial construction phase. Traffic from such local construction is temporary and at its peak is of minimal intensity.

e.) Ongoing traffic generated by residential uses would not exceed the more than ample capacity of Shallot Meadow. Hawks Ridge, which was a luxury development proposed for 160 Bahre Corner Road, involved a couple of dozen homes. Alternatively, a thoughtfully-planned affordable neighborhood development would be limited by on-site septic capacity and would likely involve less than 200 units if that type of governmentally-encouraged use was chosen. Traffic volumes from such a social justice-enhancing neighborhood would be reviewed if such a use was proposed. I'm confident a professional traffic engineering study would confirm that such traffic could be safely accommodated by a large road like Shallot Meadow.

2.) Potential Diminution of Neighborhood Appeal

a.) Changing Shallot Meadow from a de facto cul-de-sac to a through road might reduce its attractiveness to certain buyers. Citing a desire to maintain Shallot Meadow as a cul-de-sac has no legitimate dispositive importance to the access question because Shallot Meadow was always planned as a through road.

b.) Agricultural uses at 160 Bahre Corner Road using the access point might reduce Shallot Meadow's attractiveness to certain buyers and add to its attractiveness for other buyers. Citing a desire to prevent local agricultural uses has no legitimate dispositive importance to the access question because Shallot Meadow and lots adjacent to Shallot

Meadow have been farmed for centuries. Such uses are protected by state law and town ordinances and could not be prevented by the lack of an access off Shallot Meadow.

c.) Cheaper residences built on 160 Bahre Corner Road might be feared to reduce Shallot Meadow's attractiveness to certain buyers. Contrary to such fears, numerous statistical studies by HUD have been unable to detect a material adverse impact on prices of existing homes when cheaper new houses are constructed in an adjoining neighborhood. Denying the requested access to further the local Shallot Meadow neighborhood's apparent goal of excluding diverse housing and people of protected classes from the Shallot Meadow vicinity is morally repugnant and illegal. Any use of town government authority to further such exclusionary objectives is actionable under federal and state fair housing laws. Individual town officials involved would be personally liable for such illegal conduct.

The Campaign To Exclude Me From The Neighborhood

Despite the fact I'm already there, my Shallot Meadow neighbors seem to want to prevent my use of the Shallot Meadow access point as a way **to exclude me and anyone I might invite who might be a farmer or a member of what they consider a lower socio-economic class**. They won't assert their abject bigotry in such an honest frank manner because such phrasing wouldn't be politically-correct and wouldn't work for their propaganda purposes.

Matt and his troupe have never even discussed with me how we could get along. They seem to be mortally-afraid and locked in battle-mode to exclude me.

They seem to get pleasure from doing things they think will damage my reputation and that of anyone else they feel is "their enemy" in their current battle. Their pursuit of sadistic pleasure seems to have become addictive. Sustaining their high requires ever bigger demonstrations of chutzpah however detached from good manners and reality. Remember their loud interruptions of the PZC Chairman and their conspiratorial "ethics" nonsense.

In the troupe's current pleasure seeking attack mode, Matt's (n+1) new questions and innuendo are not designed to gather or discover new information.

My opponents badgering questions are redundant.

The questions have already been answered.

The ongoing barrage of written questions and rehearsed impassioned rhetoric from multiple troupe members is just another form of badgering harassment like that directed at me when I was investigating Matt's illegal trespassing and cutting of trees on my property behind his house.

Their shtick is designed to distract, confuse, and overburden the system as it struggles to respond. It is all part of their strategy to get us to quit.

If I were less experienced, this onslaught might make me feel a need to respond in detail. Instead, I'm familiar with the genre and don't let it bother me.

It is but a bit of self-serving performance art by a troupe of "Neighborhood Defenders" who hope that excluding "those kinds of people" will enhance their property values and sense of exclusivity. They'll sling unfounded ethics complaints, They'll claim I'm selfish for wanting to be able to use my property like any other resident (when they are really the self-interested ones who seek to keep out "the others" for personal benefit), They'll foment a media circus.

Here's a video clip depicting "Neighborhood Defenders" in action at a site plan approval hearing from a movie about the strife and tragedy of bringing affordable housing to Yonkers:

<https://www.youtube.com/watch?v=zJVKmMdXiNM>

For an academic analysis of the "Neighborhood Defenders" phenomenon see Youtube link:

[Katherine Levine Einstein on Neighborhood Defenders 12/14/20](#)



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Much of modern politics and society glamorizes and exploits self-righteous protest, violence, and revenge against "the deplorables", to use Hillary's phrase. Much of it is detached from reality.

Many successful TV and movie franchises are characterized by installments where the ending is a crescendo of violence where the "bad guys" are sadistically beaten and ultimately killed.

I view the Shallot Meadow "Neighborhood Defenders" as caught-up kind of tragically in just such an addictive serotonin-inducing sadistic rant toward me in which facts don't really matter to them. I've been portrayed as some kind of corrupt villain bent on destroying their paradise. They get to act out their fantasies as the avengers called upon to heroically banish their nemesis.

The brain of a “Neighborhood Defender” high on the addictive pleasure of inflicting sadistic pain on a chosen victim looks a lot like a brain on drugs.

Here’s links to a YouTube video of a presentation on grievances, resentments, and retaliation/revenge::

https://youtu.be/_ZorNOQ-r7E

Or:

https://m.youtube.com/watch?v=_ZorNOQ-r7E&feature=youtu.be

Recent brain imaging studies reveal that harboring a grievance (a real or imagined feeling of injustice or victimization) activates the same neural reward circuitry as narcotics, producing powerful cravings to experience pleasure and relief through retaliation. We will discuss the implications of this research and "revenge addiction" for preventing and treating violence and restoring personal and communal peace and happiness in the midst of political, racial, economic, individual, and pandemic-driven grievances.

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Background:

psychiatry.yale.edu/people/james_kimmel.profile

medicine.yale.edu/psychiatry/prch/research/...

medicine.yale.edu/psychiatry/prch/

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Please allow me to use the Shallot Meadow access point.

I hope my Shallot Meadow neighbors snap out of it and become able to see me as the kind and generous individual I am. When they can, I'll greet them cheerfully and seek to enhance our intertwined lives as abutting neighbors.

Together we can strive to arrive at strategies that acknowledge the feelings and meet the needs of all parties in a spirit of practical collaboration.

Thanks,

Lans Perry