

January 16, 2010

Hon. Jason L. McCoy  
Members of the Vernon Town Council  
State Legislators  
Lester G. Finkle, Chm., Planning and  
Zoning Commission

Dear Mayor McCoy and Public Officials:

As residents of Vernon, we are writing you on a matter of great concern to our neighborhood and the surrounding area. Ticket Network LLC is proposing to develop an outdoor concert venue that would operate from May to October on property located at 60 South Frontage Road Vernon, off Exit 66 on I-84. We are totally opposed to this proposed development for many reasons. First, this proposed concert site borders on residential development both on Tunnel and Bolton Roads. Concerts are planned for evening hours from 5 p.m. to midnight, with the last cars exiting the open air facility by 1 a.m. Any open air performance will generate noise, no matter what mitigating techniques are used. Several homes are within a few hundred feet of this property. State noise regulations prohibit entertainment facilities from causing emissions of excessive noise from disturbing residential areas "where human beings sleep or areas of serenity and tranquility are [that are] essential to the intended use of the land." 22a-69-3.1 Reg. of CT State Agencies. Second, traffic generated by this facility will be hazardous to Vernon residents. South Frontage Road, the ramp for Exit 66, Tunnel and Bolton Roads will have to accommodate almost a thousand additional vehicles at performance times and parking will be on both sides of Bolton Road, requiring numerous pedestrians to cross the road to get to the concert site. Despite the best efforts of Vernon's Public Safety departments, this configuration invites a host of tragic consequences, including personal injury, vehicle accidents and loss of life. Third, the entire proposed site is in a designated Department of Environmental Protection (DEP) natural diversity area where threatened species such as the box turtle, an aquatic shellfish, brown thrasher and southern bog lemming have been found. Additionally, the site not only abuts two aquifer protection areas (B 47 and B 48), which will be critical to the town's future water supplies, it contains wetlands and is in within 150 feet of the Tankerhoosen River, a DEP designated Class I Wild Trout Management Area (1993), the first of its kind in Connecticut.

Lastly, the proposed venue calls for the sale of alcoholic beverages during performances. Even with personal quantity and sale restrictions imposed by the

managers of this proposed concert venue, individuals will somehow find ways around these obstacles and drink more than the established limits. With pedestrians crossing Bolton Road (probably not always in designated areas) and a huge number of cars exiting the facility, we will inevitably see personal injuries and vehicle damage.

We ask you as public officials to oppose this project for the reasons listed. The proposed concert venue is not compatible with neighboring uses and will hinder the future sound development of this fine community.

Sincerely,

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