

Linda Zappala

From: [REDACTED]
Sent: Monday, October 27, 2025 8:31 PM
To: Linda Zappala
Subject: Opposing Any Zoning Changes In The AR-3 District

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To Whom It Concerns,

As a tax paying, concerned citizen of the town of Chester residing on Sunfish Lane, I am writing to voice my opinion regarding Camp Monroe's proposal/threat to rezone the seasonal summer camp. The camp has been operating as a summer camp for the past 50 years and was sold approximately 7 years ago. Our neighborhood was told at the time that the camp would remain a summer camp for 99 plus years and that it was sold that way intentionally and that nothing would change. Since then the camp has been violating every and all laws in place in the town of Chester. The town instituted a noise ordinance shortly after the camp was sold because of the non-stop noise coming from the camp. There are police records to confirm my statement. I myself have been in contact with the past two building inspectors and the current one. The police respond to the calls, the noise stops momentarily, and then resumes as soon as the police leave. For about 3 years now, the camp has been renting out rooms in the dormitory year round to families and collecting rent. As per the zoning laws, the camp is not supposed to be in session after September. Let alone being used as a hotel/B&B. The camp has a religious exemption so does not pay any taxes. We as residents do pay taxes, and a lot of them. The current building inspector sent them a cease and desist letter in March 2025 which you have in your records. The response from the camp was inflammatory and threatening to me personally. This letter is also in your possession. The town has been and is aware of the problems emanating from the camp for years now and has turned a blind eye to the violations or not followed up on them and now here we are where the camp has the audacity to threaten law suits against the town of Chester unless we give into their demands. I sincerely hope that the town stands it's ground and does not permit absolutely any changes to be made to the zoning laws. We do not want our rural environment to fall siege to high density housing, religious institutions, and or schools. We do not want our peace and tranquility to be disrupted any more. We do not want our home values to plummet. I saw the press conference given today about the new parkland that the town bought on Laroe Road. There was talk about land preservation and the importance to the environment and the people of this town for generations to come. We the people who live right next to Camp Monroe deserve the same respect and peace and tranquility that was spoken about today. It does not seem that our Town Attorney has enough experience with these matters and or can not devote enough time since she is employed by another town as well as Chester. The town needs to hire a land use attorney who specializes in these matters and can devote all of his/her attention to this serious matter. Thank you for the taking the time to read this email. I hope you take what I have written seriously and consider my request to oppose any and all Zoning changes in the AR-3 district.

Sincerely,

