

From: Renaud Ammon <Renaud@aspetuckvalley.com>

Sent: Tuesday, October 22, 2024 8:40 AM

To: Richelle Hodza <rhodza@westonct.gov>; Darlene Fitzpatrick <dfitzpatrick@aspetuckvalley.com>; john paprotna <jcpaprotna@yahoo.com>; David Berman <dberman@simitreehc.com>

Cc: Peter Romano <PRomano@landtechconsult.com>; Emma Rojas <ERojas@landtechconsult.com>; Dana Repka <dana.repka@gmail.com>

Subject: [EXTERNAL]Re: Variance Application - Explanation of hardship - AVCC - Padel Courts

Richelle,

Please find our response to the hardship part of our answer. See you tonight.

After studying the property and potential sites for the padel courts it was determined that due to the undulating topography and the presence of ledge rock east of the existing courts this location was selected to minimize site disturbance. The selected site is in close proximity to our other racket sports therefore allowing us to utilize the exiting parking lot further reducing land disturbance and eliminates additional impervious areas.

Furthermore, the majority of the property is occupied by an 18-hole golf course and driving range. As we surveyed the property and looked for viable options to build two padel courts we realized there is not a piece of property, within the current setbacks, that would accommodate building these courts without risking injury to players from errant golf shots. These golf balls could cause injury by either hitting a player or spectator, or hitting the glass partially surrounding the court.

Lastly, we want to remain respectful of our neighbors, as well as maintain the beauty of the area for those passing by.

Understanding both the unique topography of the current property, the safety of our members and guests, and being respectful of our neighbors, both options submitted with the application work within the above stated items. In fact, the option with the two courts next to one another closer to Old Redding Road enjoys a natural tree buffer from the road and surrounding neighbors. We intend to maintain that buffer and even enhance as necessary. This will sustainably, if not completely, shield all neighbors from visibly seeing the courts and require minimal disruption to both the land and our neighbors.

Sincerely,

Renaud