

TOWN OF LINCOLN
RECEIVED

JUN 13 2022

TIME: 1:50 pm

To the Lincoln Zoning Board of Adjustment:

I live at 1713 Elder Hill Rd. I am an appellant to the permit #21-011 granted to the Bicknell Trust to build a cabin on the side of Mt. Abraham.

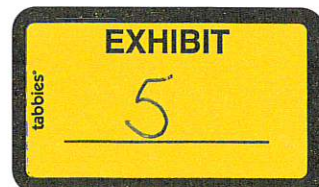
Unlike most others in my neighborhood, most of my land is open field and yard, with scattered trees. I love my home and the land where I've lived for 32 years. Friends and family frequently remark on the beauty of the mountain that's basically in my back yard. I've always said I live in the lap of Mt. Abe. From many points in my yard, and returning from every drive and every walk I take, which are many, I look right up at the Bicknell's proposed building site on the side of Mt. Abe.

I've been hearing about the Bicknell's plan to build a cabin on the mountainside since soon after I started living at my home. At that time, I hand-wrote a personal letter to Norm and gathered a few names on a petition, asking him to *please* not build on the side of everyone's mountain. I told him that as much as I love the open fields and woods around me, I'd rather he built on one of his other properties at my elevation than to have a building on the side of the mountain, despoiling the wilderness and beauty of the mountain. From there, he could look up at the gorgeous view of the mountain, like the rest of us.

I got no response to my letter to Norm, and nothing happened for years, except the many times his road and Right Of Way washed out from heavy rains and had to be repaired, again and again. I occasionally crossed paths with Norm, just waving or having a brief chat. Nothing was ever said about my letter or the building project.

Eventually, a site was cleared of most of the trees at the a location on the side of the mountain. People began calling it The Birches or The Lookout, and some of us, including my family, have hiked up there and enjoyed the amazing view of Lake Champlain and the Adirondacks. From that vantage point, I can also look right down onto my driveway, house, gardens and fields.

Then two ponds were put in, diverting a stream to feed them. I was appalled when I saw the destruction of the area created by the installation of those ponds. Lincoln's Town Plan attempts to protect "sensitive natural resources" and I would assume wetlands and streams would fit that



description, yet this was allowed without a permit. At some point, a gate and No Trespassing sign were put up at the bottom of their steep road. For various reasons, I started going up there less and less.

Years passed, with occasional rumors about the building plan moving ahead. Suddenly, last October, I came home from work to see a crew of people in the old ball diamond field, which borders my property, unloading and hauling a log cabin kit up to the intended building site. I wasn't entirely surprised, but I was upset and angry that the Bicknells were going ahead. I'd continued to hope that they'd gotten the message that most of us in the area do not want to look at a house on the side of the mountain. Not knowing much about zoning laws at the time, I assumed it was a done deal. I felt sad and defeated.

But then I learned of neighbors who were also upset about it, and that there may be a chance for a delayed appeal because the Z sign wasn't posted at a Public Right Of Way. The closest PROW to the Bicknell property is where the trail that goes out to the Gap Rd., the Bicknell's ROW, meets Elder Hill Rd. I was still walking my old dog up the road to that point last June, when the permit was granted and the Z sign should have been posted, but I never saw a Z sign. In fact, the Z sign had never been posted anywhere public at all, but only at the building site itself, so there was no chance for anyone to have even had the opportunity to appeal. So although delayed, a number of us decided to appeal the permit.

Lincoln's Town Plan has a viewshed recommendation of no building above an elevation of 1800 feet. This was the will of the town when the the Town Plan was updated in 2018, only four years ago. This building would be at 2300 feet, and it would sit perched just slightly back from the edge, a *permanent* structure that we have to look at perpetually from many locations in Lincoln, for only 60 days legally permitted use/year, as stipulated for a "primitive camp", which is what this intended structure is being called.

I believe the Bicknells' claim that the building wouldn't be seen from anywhere else in Lincoln is completely false. Standing on the platform they've built for the structure, which would be about their first floor level, I can clearly see my driveway and homestead. What they are after, which I assume is the view from the site, leaves it so that no amount of

remediation with non-glare windows and plantings of bushes and trees will fully mitigate its visual impact for me or many in the town. *Only a site visit will prove this point.*

But esthetics and view aside, most people, maybe everyone, in Lincoln has special sentiments for the mountain that defines our home. It's more than just a gorgeous view. It's a powerful presence, the crown jewel of our town. I consider it a travesty for a building to be built at such a prominent location on what is everyone's mountain. The impacts of this building on the side of our beloved Mt. Abe are long-term and affect many. The iconic gems of our town will be gradually eroded away if we allow these types of development, and it's my strong belief that this permit should be revoked.

Thank you for considering my comments.

Sincerely,



Louise Rickard
June 13, 2022

Town of Lincoln
Sworn to before me and in my presence
this 13th day of June 2022
Attest: [Signature]
Notary Public
My Commission Expires: 1/31/2023
Comm #: 157.0004627