

Hall, Pam

From: Culley, Charles
Sent: Saturday, February 9, 2019 10:40 PM
To: Partin, Alan; Hall, Pam
Subject: Fwd: BOS Public Hearing 2/12/19 re Vickstrom SER; Access Limit Document
Attachments: Vickstrom Access Limits1 001.jpg



Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Michael Mastropaolo <mmpaolo@msn.com>
Date: 2/9/19 6:49 PM (GMT-05:00)
To: "Culley, Charles" <cculley@co.caroline.va.us>
Cc: Michael Mastropaolo <mmpaolo@msn.com>
Subject: BOS Public Hearing 2/12/19 re Vickstrom SER; Access Limit Document

Dear Mr. Culley,

At their Tuesday night, February 12, 2019, meeting the Caroline County Board of Supervisors is scheduled to hold a public hearing regarding Doug and Sharon Vickstrom's request for a special exception to current zoning restrictions so they may be permitted to build and operate "a special events facility" bordering my land next to the North Anna River.

I own approximately 100 to 150 feet or more of land (as well as the East half of the river) between the river and where the intended "special events facility" would be constructed, and I have already submitted statements with supporting documentation registering my strong opposition to the approval of the Vickstrom request. The area in question is part of 16 acres that includes the old Anderson mill site and dam.

The attached is a signed and witnessed copy of a document authorizing only Vickstrom immediate family members limited access to my riverfront property. It was delivered in person and accepted by Sharon Vickstrom October 20, 2018. As a neighborly accommodation I have freely given the Vickstroms similar authorization going back many years.

This document which addresses access and use only by the Vickstroms does not address or provide any protection from unapproved, unauthorized encroachment on my land by others or anyone attending a celebration at the "special events facility". I have never needed to fence or attach "Posted" signs to my property border as it has not been necessary and doing so would only clutter an otherwise very scenic and peaceful country landscape. Such fencing and signs would be an inconvenience to those who are authorized access and invite removal or vandalism.

As this document was not included in material I previously provided I am asking that you forward it with this email to each of the board members as soon as is practical before the hearing.

I will be out of the country and unavailable for contact February 12 through the 28th. If there are any questions I can be reached at the numbers below until late Monday night February 11 or after the 28th.

Thank you for your assistance with this request.

Michael J. Mastropaolo
6300 waterway Drive
Falls Church, Virginia 22044

Doug Vickstrom and/or Sharon Vickstrom
21560 Anderson Mill Road
Chilesburg, Virginia 23015

Re: Riverfront Property and Anderson Mill site - on Anderson Mill Road, Caroline County, Virginia, belonging to Michael Mastropaolo

Dear Doug & Sharon:

As you know I have authorized you and your immediate family limited access to my riverfront property on the North Anna River over the past several years. Thus far my authorization for how you access and use the property has been communicated verbally from me to you. It is my belief that you wish to continue access to the property and I am continuing to allow you and your immediate family limited access.

In order to make clear what my conditions and requirements have been and are, for how the property may be accessed/used, I thought it in our interest for those requirements to be memorialized in writing. I believe we are both concerned with protecting the property, maintaining its natural state, preventing erosion and limiting damage to trees and desirable vegetation.

So, the following conditions and requirements continue to apply:

- 1) Periodic access to the river is allowed only to Doug Vickstrom and his immediate family. No other persons are permitted on the property without my prior written permission.
- 2) Signage warning of "No Trespassing" will not apply to Doug Vickstrom and his immediate family but will apply to all others who have no written permission granted by me to be on the property.
- 3) No vehicles or machinery, motorized or otherwise, are allowed on the property without my prior written permission.
- 4) No trees or other vegetation may be cut, damaged or removed without my prior written permission.
- 5) No firearms are to be discharged on or into the property.
- 6) No fires are permitted on the property without my prior written permission.
- 7) No debris, trash, refuse, tree or shrubbery cuttings or brush are permitted to be dumped or placed on the property.
- 8) Survey pins and property line markers are not to be disturbed.
- 9) No relics, artifacts, rocks or plants are to be removed from the property.
- 10) No equipment, tools, signage or other belongings are to be placed, stored or left on the property.

Permission requests may be in the form of emails. Any non-compliance with these conditions and requirements may result in the discontinuance of my permission to access or be on the property.

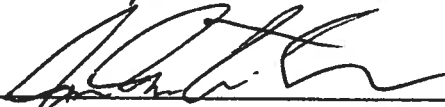
Thank you for your continuing help in seeing that these conditions and requirements are observed.

Sincerely,


Michael J. Mastropaolo

Delivered in person to: Sharon Vickstrom

Date: 10/29/18

Witness: 
Jan Mastropaolo

Date: 10/29/18