

MEMORANDUM

TO: Gary Goeschel, East Lyme Town Planner
cc: Paul Geraghty, Esq.

FROM: Kristen Clarke, PE

DATE: July 7, 2020

RE: Re-Subdivision – Nottingham Hills Lots 19 & 21

Mr. Goeschel :

Please accept this correspondence as my response to your email dated June 29, 2020 which I enclose as Ex. 1. Please also make this memorandum and its exhibits a part of the record of the above referenced Re-Subdivision Application of Nottingham Hills Subdivision lots 19 & 21.

As an initial matter, we submitted a plan entitled “4-lot re-subdivision of lots 19 & 21 conventional plan” on March 3, 2020 at the same time as our application to comply with the requirements of Section 4-2-4 of the East Lyme Subdivision Regulations. I enclose a copy of the plan as Ex. 2.

Additionally, we provided at the time of application on March 3, 2020

- A) A Map Entitled “Topographic Survey of Lots 19 & 21 Nottingham Hills Subdivision, East Lyme Connecticut, Dated March 26, 2019, Prepared for Property Owner: English Harbour Asset Management LLC, c/o Kristen Clarke P.E., 375 N. Bend Drive, Manchester, New Hampshire, **Prepared, Signed and Stamped by Donald L. Gesick Jr. L.S., Reg. No. 18417, Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut 06413**”. This Map was met and intended to provide the information required by Section 5-2-3C of the Subdivision Regulations. Ex. 3.
- B) A Map Entitled “Lot Line Revisions, Nottingham Hills Subdivision Lots 19, 20, 21, & 32, Property Owner: English Harbour Asset Management LLC, c/o Kristen Clarke P.E., 375 N. Bend Drive, Manchester, NH, dated February 1, 2019 and revised through 11/8/2019, **Prepared, Signed and Stamped by Donald L. Gesick Jr. L.S., Reg. No. 18417, Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut 06413**”. This map was met and intended to provide documentation and support for the compliance and intent of the Open Space provisions of the Conservation Design Development Regulations, Chapter 23 of the East Lyme Zoning Regulations. Ex. 4.

I would also like to address Mr. Beni's apparent distress over the proposed subdivision plan, and revisions thereto, dated January 29, 2020 being marked "Draft". Under normal and customary practices, at least that I am aware of, a "draft submission" allows us to receive staff comments and make revisions prior to the commission's "first look" at an application's plans. In the case of this application we received staff comments for the first time on June 30, 2020 nearly four months after submission of the initial plans on March 3, 2020. With regards to Mr. Beni's comments purportedly dated 3/30/2020, I would note that there have been two (2) revisions since that date based upon the input from the Inland Wetlands Agency making most of Mr. Beni's comments moot. We will address the remaining minor revisions addressed in Mr. Beni's in our updated plans, will add the revision(s) date and will delete the "DRAFT" reference to alive Mr. Beni's apparent distress. I have attached a copy of the "email trail" regarding Mr. Beni's March 30, 2020 comments as Ex. 11 and would note for the record you apparently had never received Mr. Beni's "comments" either. (see email Goeschel to Beni June 29, 2020; 4:40 p.m.) "Can you forward your March 30th comments to me. I for some reason don't have a copy in the file". The fact their neither of us received them demonstrates a lot.

I would also like to address the fact I have submitted numerous documents to you as Director of Planning via email; cc'd to Jen Lindo, that do not appear in the online "materials" section of the East Lyme Planning Commission web page. It is my understanding all documents making up the record are required to be uploaded. Those documents, exclusive of this email and exhibits, are as follows:

<u>Ex. No.</u>	<u>Date</u>	<u>Subject of Document</u>	<u># of Pages</u>
1.	June 29, 2020	Email form Gary Goeschel	1
2.	March 3, 2020	Yield Plan	1
3.	March 3, 2020	Cultural Resources Plan	1
4.	March 3, 2020	Lot Line Revision Plan	1
5.	March 16, 2020	Email from Jen Lindo Cancellation of April 7, 2020 Public Hearing	1
6.	March 16, 2020	Letter from Gary Goeschel Notice of rescheduled Public Hearing :May 5, 2020	1
7.	4/20/2020	Email to Goeschel Re: Abutter (Thomas)	2
8.	4/23/2020	Email re Compliance with 3/16/2020 letter from Goeschel re: site sign, certificate of mailing	46

9.	4/23/2020	Email re: Plan Revisions, Open Space Letter from East Lyme Land Trust	3
10.	6/22/2020	Plan Revisions	2
11.	6/30/2020	Email form Goeschel Beni Plan Comments	2

Mr. Goeschel, We are more than willing and prepared to comply with the East Lyme Subdivision Regulations for this and all other upcoming applications. We believe we have provided you, the Planning Commission and Ledge Light Health District, in good faith, that which is required. As you bore witness, we were more than willing to respond to concerns of the Inland Wetland Agency while navigating that process that they ultimately determined they had no jurisdiction over.

EXHIBIT 1

From: kristentclarke@gmail.com
 To: jtorra5608@aol.com
 Subject: Fwd: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020
 Date: Mon, Jun 29, 2020 5:42 pm

Sent from my iPhone

Begin forwarded message:

From: Gary Goeschel <ggoeschel@ctownhall.com>
Date: June 29, 2020 at 5:14:08 PM EDT
To: "kristentclarke@gmail.com" <kristentclarke@gmail.com>, "pgeraghty@geraghtybonnano.com" <pgeraghty@geraghtybonnano.com>
Cc: Victor Benni <vbenni@ctownhall.com>, "dholmes@lhd.org" <dholmes@lhd.org>, Bill Mulholland <IMCEAEX-O=FIRST+20ORGANIZATION_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29_CN=RECIPIENTS_CN=Billm@nampr
Subject: FW: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Kristen and Paul,

Upon cursory review, the revised plan that was recently submitted June 25, 2020, needs to be stamped and signed by a land surveyor and engineer licensed in the state of CT, the "Draft" label removed, and the Revisions block updated to accurately reflect the revision date before staff completes any further review (see Victor's email below).

In addition, you will need to provide a Yield Plan pursuant to section 4-2-4 and a Resource Impact and Conservation Plan pursuant to Section 5-2-2(C). Also, I didn't see any Erosion and Sedimentation control notes on the plan. As such, you will need to provide an Erosion and Sedimentation Control Plan in accordance with Section 5-2-2(G), which requires a narrative on the site plan describing the following:

1. The development;
2. The schedule for grading and construction activities including:
 - a. Start and completion dates;
 - b. Sequence of grading and construction;
 - c. Sequence for installation and/or application of soil erosion and sediment control measures;
 - d. Sequence for final stabilization of the project site.
3. The design criteria for proposed soil erosion and sediment control measures and stormwater management facilities;
4. The construction details for proposed soil erosion and sediment control measures and storm water management facilities;
5. The installation and/or application procedures for proposed soil erosion and sediment control measures and stormwater management facilities;
6. The operations and maintenance program for proposed soil erosion and sediment control measures and stormwater management facilities;
7. Identification of a designated on-site individual responsible for installation, monitoring and correction of sediment control plan requirements and authorized to take corrective actions, as required, to ensure compliance with certified plans.

Please note, Section 5-2-2 (G) i. b. 10, requires a certification block Certification block entitled, "Erosion and Sedimentation Control Plan Certified by vote of the East Lyme Planning Commission on (date)" and a space for the signature of the Chairman or Secretary of the Commission. Finally, while there are no public improvements proposed, I would suggest submitting a construction sequence report for the driveway and rain garden. Please advise if you do not have a copy of Mr. Benni's March 30, 2020 review comments and we will get them to you immediately.

If you have any questions regarding this email or any of the Subdivision Regulations, please do not hesitate to contact me.

Thank you,
 Gary

Gary A. Goeschel II
 Director of Planning / Inland Wetlands Agent
 Town of East Lyme
 PO Box 519 | 108 Pennsylvania Avenue | Niantic, Connecticut 06357
 Office 860-691-4105 | Fax 860-691-0351
ggoeschel@ctownhall.com

From: Victor Benni <vbenni@eltownhall.com>
Sent: Monday, June 29, 2020 4:23 PM
To: Gary Goeschel <ggoeschel@eltownhall.com>
Cc: Jennifer Lindo <jlindo@eltownhall.com>
Subject: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Gary,

I just checked the Plan referenced above and noticed that it is still labelled as a "Draft" plan and the Revisions block has not been updated with a revision date. The Subdivision Plan and Design Report referenced in my comments to you from 3/30/2020 would also need to be updated and submitted for me to complete any future reviews.

Thanks,

Vic

Victor Benni, P.E.

Town Engineer

Town of East Lyme

PO Box 519

108 Pennsylvania Avenue

Niantic, CT 06357

(860) 691-4112

EXHIBIT 2

PROPOSED CDD RE-SUBDIVISION
 NOTTINGHAM HILLS SUBDIVISION
 PHASE 3
 4 LOT RESUBDIVISION OF LOTS 19 & 21
 CONVENTIONAL PLAN
 (C) 2013

SUBDIVISION PLAN

1

FOR RECORD: A 5' PLUM LINE IS SHOWN AT THE INTERSECTION OF THE PROPOSED DRIVE AND THE EXISTING DRIVE. THE EXISTING DRIVE IS A 12" DIA. CONCRETE PIPE. THE PROPOSED DRIVE IS A 12" DIA. CONCRETE PIPE. THE EXISTING DRIVE IS A 12" DIA. CONCRETE PIPE. THE PROPOSED DRIVE IS A 12" DIA. CONCRETE PIPE.

GRAPHIC SCALE

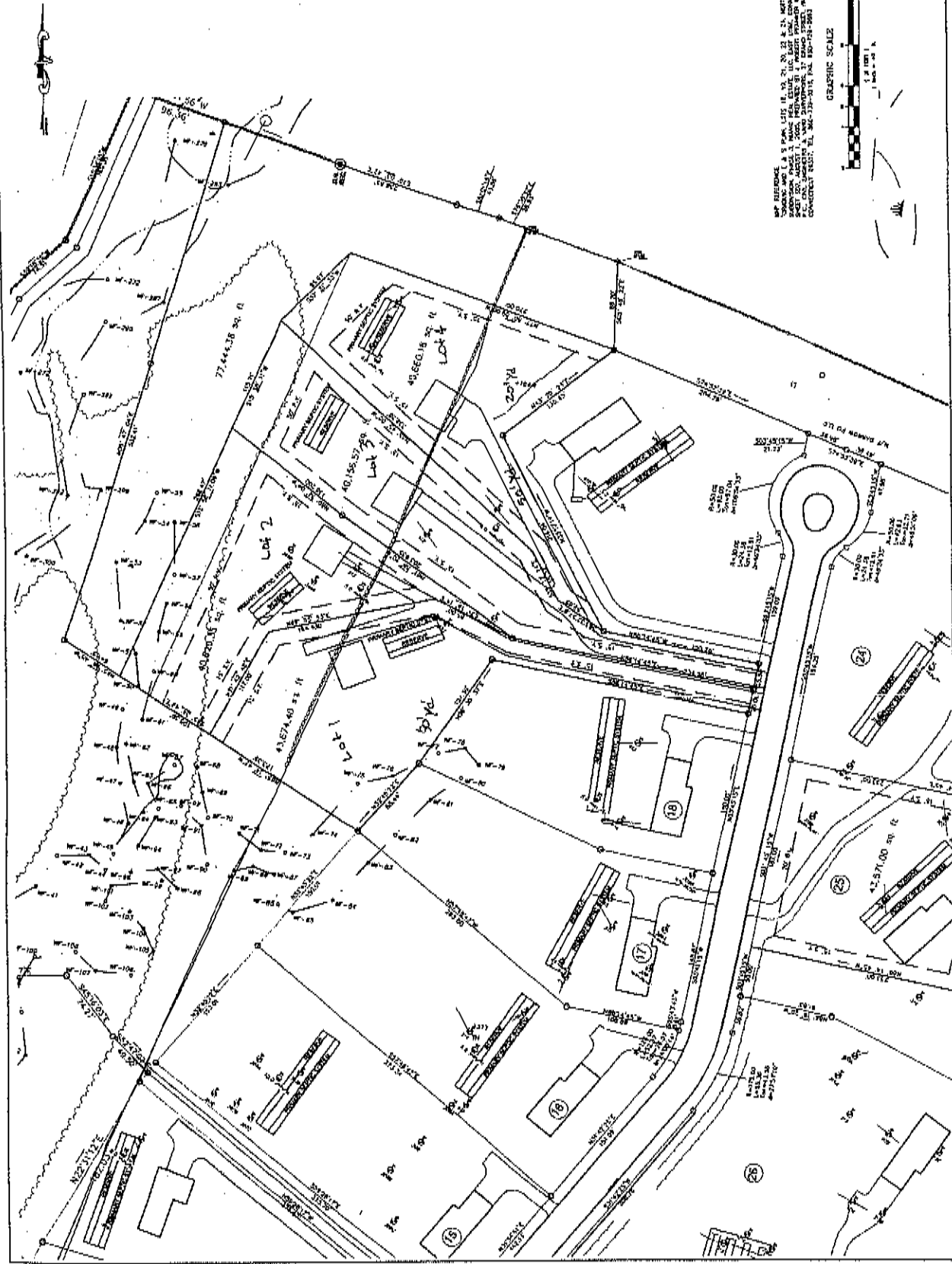
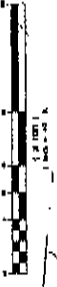
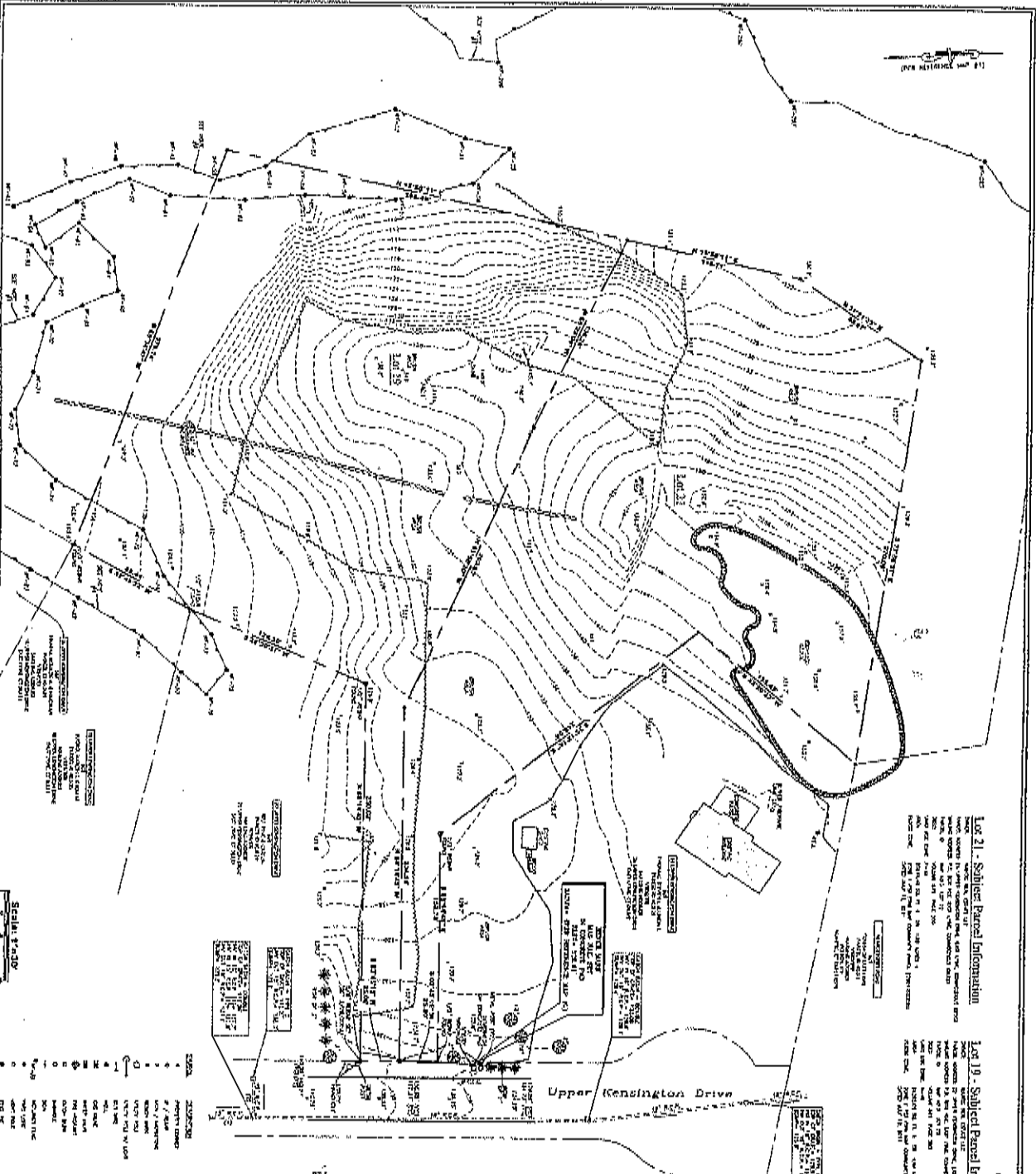
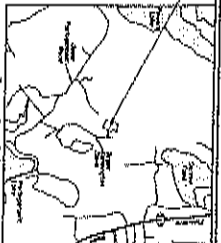


EXHIBIT 3



Lot 21 - Subject Parcel Information
 Lot 21 is a parcel of land located in the City of Kensington, Maryland. It is bounded by Upper Kensington Drive to the north and east, and by the property of the City of Kensington to the south and west. The parcel is approximately 1.5 acres in size and is currently vacant. It is subject to a local zoning ordinance which requires a minimum lot size of 2.0 acres for residential development. The parcel is shown on the attached map with a dashed line boundary.

Lot 19 - Subject Parcel Information
 Lot 19 is a parcel of land located in the City of Kensington, Maryland. It is bounded by Upper Kensington Drive to the north and east, and by the property of the City of Kensington to the south and west. The parcel is approximately 1.5 acres in size and is currently vacant. It is subject to a local zoning ordinance which requires a minimum lot size of 2.0 acres for residential development. The parcel is shown on the attached map with a dashed line boundary.



Scale: 1" = 100'

Legend

Symbol	Description
(Symbol)	Property Lines
(Symbol)	Lot Lines
(Symbol)	Contours
(Symbol)	Water
(Symbol)	Highway
(Symbol)	Other

Reference Maps

Map Name	Scale	Notes
(Map Name)	(Scale)	(Notes)
(Map Name)	(Scale)	(Notes)

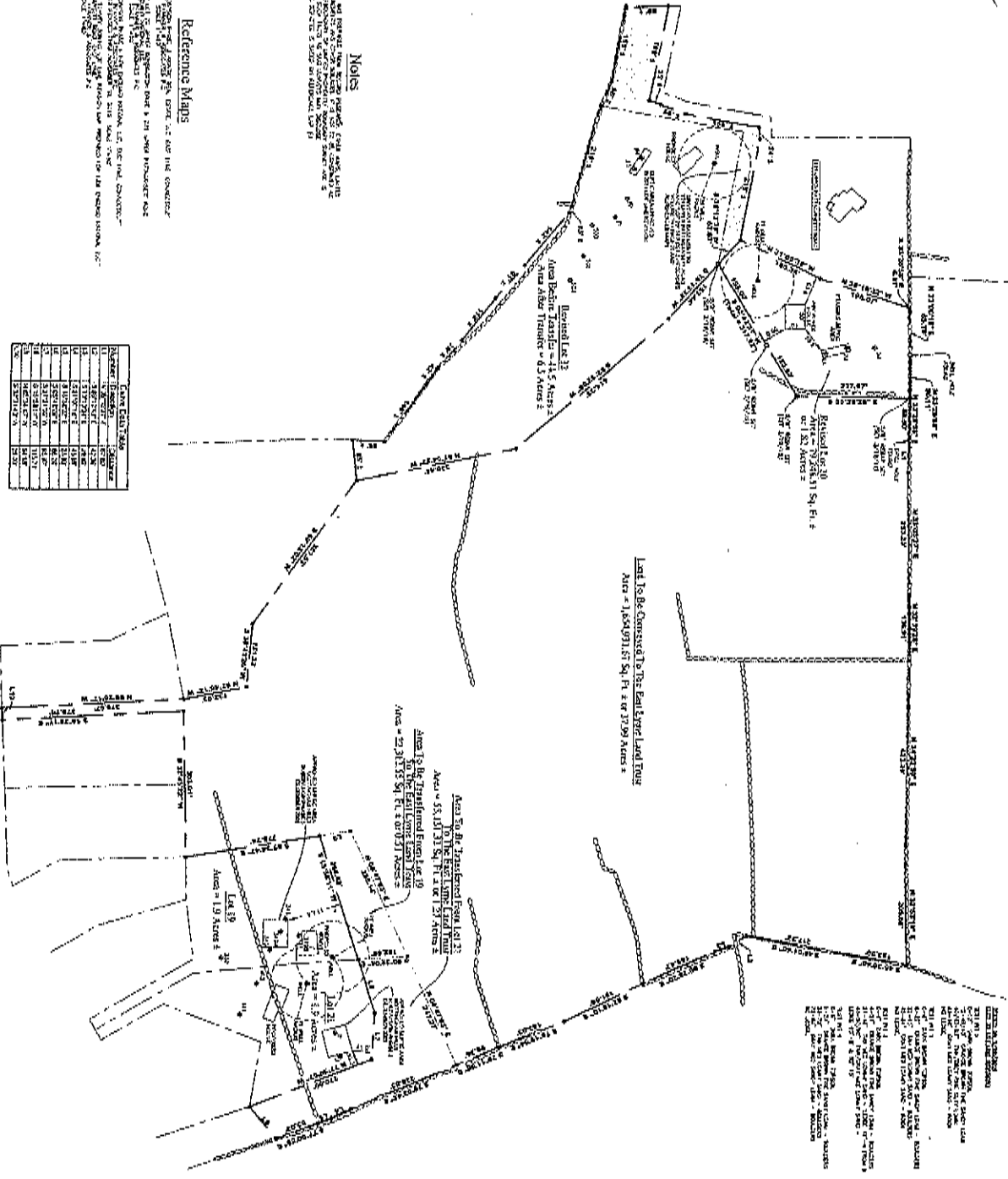
Notes

- The survey was conducted on the ground and the results are shown on this map.
- The survey was conducted in accordance with the standards and practices of the Surveying and Mapping profession.
- The survey was conducted on the date of the survey and the results are shown on this map.
- The survey was conducted by the Surveying and Mapping profession.
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<p>Topographic Survey</p> <p>6675 W & S St Kensington, MD 20746 301-591-1111</p>	<p>GERICK & ASSOCIATES, P.C.</p> <p>SURVEYORS & PLANNERS 17 CLAYTON ROAD AVE CANTON, CONNECTICUT 06013 TEL: 860-808-7700 FAX: 860-860-2633 www.gerricksurveyors.com</p>		<p>Scale: 1" = 1000'</p>
			<p>1 of 1</p>

EXHIBIT 4

Upper Palmettoe Road



Notes

1. THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF GESICK & ASSOCIATES, P.C. AND SHALL REMAIN THE PROPERTY OF GESICK & ASSOCIATES, P.C. UNLESS OTHERWISE SPECIFIED. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY A CORRECTIVE SHEET OR ADDENDUM. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND RECORDS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.

Reference Maps

- 1. PALMETTOE HILLS SUBDIVISION LOTS 18, 19, 20, 21 & 22
- 2. PALMETTOE HILLS SUBDIVISION LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- 3. PALMETTOE HILLS SUBDIVISION LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- 4. PALMETTOE HILLS SUBDIVISION LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Lot No.	Area	Acres
10	1.50	34.21
11	1.50	34.21
12	1.50	34.21
13	1.50	34.21
14	1.50	34.21
15	1.50	34.21
16	1.50	34.21
17	1.50	34.21
18	1.50	34.21
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41	1.50	34.21
42	1.50	34.21
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45	1.50	34.21
46	1.50	34.21
47	1.50	34.21
48	1.50	34.21
49	1.50	34.21
50	1.50	34.21
51	1.50	34.21
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91	1.50	34.21
92	1.50	34.21
93	1.50	34.21
94	1.50	34.21
95	1.50	34.21
96	1.50	34.21
97	1.50	34.21
98	1.50	34.21
99	1.50	34.21
100	1.50	34.21

THIS PLAN IS A REVISION OF THE PREVIOUS PLAN AND SHALL BE CONSIDERED A PART OF THE SAME. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND RECORDS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.

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Legend

- LOT BOUNDARY
- LOT CENTERLINE
- LOT CORNER
- LOT AREA
- LOT PERCENTAGE
- LOT ACRES
- LOT DIMENSIONS
- LOT AREA
- LOT PERCENTAGE
- LOT ACRES
- LOT DIMENSIONS

Scale: 1" = 100'

<p>Lot Line Revisions</p> <p>NOVEMBER 1998 SUBDIVISION LOTS 18, 19, 20, 21 & 22</p> <p>Property Owner: English Harbour Asset Management LLC</p> <p>c/o Kristen Clarke P.E.</p> <p>375 N. Main Street</p> <p>Manchester, NH</p>	<p>GESICK & ASSOCIATES, P.C.</p> <p>SUBDIVISION ENGINEERS & PLANNERS</p> <p>1000 W. MAIN STREET, SUITE 200</p> <p>MANCHESTER, NH 03103</p> <p>OFFICE: 603-865-7963 Fax: 603-500-3833</p> <p>www.gesickassociates.com</p>	<p>Project Name: Palmettoe Hills Subdivision</p> <p>Project No: 18-19-20-21-22</p> <p>Revision No: 1 of 1</p> <p>Date: 11/19/98</p> <p>Scale: 1" = 100'</p>	<p>Professional Seal of Kristen Clarke, P.E.</p> <p>Professional Seal of [Signature]</p>
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EXHIBIT 5

From: Kristen Clarke <kristentclarke@gmail.com>
To: Jeff <jtorra5608@aol.com>
Subject: Fwd: Nottingham Hills Subdivision Public Hearing Change
Date: Mon, Mar 16, 2020 11:16 am

Sent from my iPhone

Begin forwarded message:

From: Jennifer Lindo <jlindo@eltownhall.com>
Date: March 16, 2020 at 11:13:20 AM EDT
To: "kristentclarke@gmail.com" <kristentclarke@gmail.com>, "Paul Geraghty (pgeraghty@geraghtybonnano.com)" <pgeraghty@geraghtybonnano.com>, "don@gesicksurveyors.com" <don@gesicksurveyors.com>
Cc: "Jeffrey Torrance (JTorra5608@aol.com)" <JTorra5608@aol.com>, Gary Goeschel <ggoeschel@eltownhall.com>
Subject: Nottingham Hills Subdivision Public Hearing Change

Good Morning Kristen,

In light of the public health concerns over COVID-19, the Town of East Lyme is cancelling its public meetings of its Boards and Commissions for approximately one month.

Your 4-lot subdivision application for 22 and 24 Upper Kensington Dr was scheduled to be heard on April 7, 2020, and that meeting has been cancelled.

We hope to resume regular meetings in May, the first meeting would be May 5, 2020. We are anticipating to open your public hearing at that time. I have corrected the legal ad and will be sending you a new notification letter.

We apologize for the inconvenience, and appreciate your consideration and patience as we all work together to get through this. Please confirm receipt of this email.

If you have any questions please contact Gary directly.

Be well,

Jennifer

Jennifer Lindo

Administrative Assistant, Land Use

Town of East Lyme

108 Pennsylvania Ave

PO Box 519

Niantic, CT 06357

(860) 691-4114

Fax: (860) 691-0351

EXHIBIT 6

Town of

P.O. Drawer 519
Department of Planning



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
Phone (860) 691-4114
Fax (860) 691-0351

March 16, 2020

Via Certified Mail: 7018 0680 0000 9737 3603

Kristen T. Clarke, P.E.
20 Risingwood Dr
Bow, NH 03304

RE: PUBLIC HEARING NOTICE
22 and 24 Upper Kensington Dr, East Lyme, Subdivision

Dear Ms. Clarke,

Please be advised that the above referenced Subdivision application has been re-scheduled for public hearing on May 5, 2020. Pursuant to Section 4-4-3 of the Town of East Lyme Subdivision Regulations as the applicant you shall mail notification of the pending application to at least one owner of each property within 200 feet or less, not more than fifteen days nor less than two days before the date set for the public hearing, and evidence of such mailing, in the form of US Post Office Certificates of Mailing shall be submitted for inclusion into the record of the hearing. The applicant is further required to post a sign, at least fifteen days prior to the public hearing.

If you have any further questions please do not hesitate to contact the Director of Planning at (860) 691-4105 or visit the East Lyme Planning Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary A. Goeschel II", is written over a horizontal line.

Gary A. Goeschel II
Director of Planning

EXHIBIT 7

From: kristentclarke@gmail.com,
To: ggoeschel@eltownhall.com,
Cc: jason@pazzconstruction.com, jtorra5608@aol.com,
Subject: Re: Fw: Upper Kensington Drive in East Lyme
Date: Mon, Apr 20, 2020 2:58 pm

Dear Mr. Goeschel,

We have not spoken to Mr. Thomas however I would like to point out the following to you based on the revised plan I forwarded to you earlier today;

- 1) Each of the 3 lots to be built upon exceed 40,000 s.f. in size
- 2) Lot 4 is being donated to the East Lyme Land Trust, Inc. despite there being no obligations (under the applicable East Lyme Subdivision or Zoning Regulations i.e. CDD) to do so.
- 3) The existing Declaration of Covenants and Restrictions actually requires 2600 s.f. Based upon an 56' x 30' footprint Mr. Pazzaglia can easily provide the the required 2600 s.f. by either adding a second floor or walk out "lower level".
- 4) In addition to the notice of public hearing which will be mailed this week per your 3/16/2020 letter to me we intend to provide a copy of the proposed re subdivision plan which will demonstrate to Mr. Thomas, and all other abutter's that the land directly behind his house (Proposed Lot 4) will remain in "Open Space in perpetuity".

Please feel free to contact me should you require further information.

Kristen T. Clarke P.E.

On Mon, Apr 20, 2020 at 11:06 AM Gary Goeschel <ggoeschel@eltownhall.com> wrote:

Jason,

Do you know if anyone from your team has spoken to the individual at the end of the cul-de-sac regarding the re-subdivision application?

Gary A. Goeschel II
Director of Planning/ Inland Wetlands Agent
Town of East Lyme

PO Box 519
108 Pennsylvania Avenue
Niantic, CT 06357
Office: (860) 691-4105
Fax: (860) 691-0351
Mobile: (860) 235-6211

From: Stephen Thomas <sjthomas2010@gmail.com>
Sent: Sunday, April 19, 2020 6:55 PM
To: Gary Goeschel
Subject: Upper Kensington Drive in East Lyme

Hello, I live at 26 Upper Kensington Drive in East Lyme. I understand that there were 2 lots behind my house that was supposed to use a shared driveway. Now I see a sign about a proposed sub division. Would you have any more detailed information? When we bought our lot we were told all homes needed to be on a minimum on 1 acre and when I spoke to the owner last year he told me he was shrinking the lots and selling the rest to the East Lyme land trust so it is a little bit of a shock to me that there is a proposed sub dividing in an area in

4/20/2020

Re: Fw: Upper Kensington Drive in East Lyme

which there were only 2 lots. When we built our house there were minimum square footage requirements and such 2700 sq feet. Is he putting in a bunch of small houses with no property?

Any info would be greatly appreciated.

Regards,

Stephen Thomas

EXHIBIT 8

MEMORANDUM

VIA EMAIL

TO: Gary Goeschel, East Lyme Town Planner
Paul Geraghty, Esq.
Jason Pazzaglia

FROM: Kristen Clarke, P.E.

DATE: April 23, 2020

RE: Re-Subdivision: Nottingham Hills Re-Subdivision Plan Lots 19 & 21


Attached please find the following per your letter to me dated March 16, 2020:

1. Picture of site sign installed on subject property on April 17, 2020. Ex. 1
2. Notices of mailing to 200' abutters together with the Town of East Lyme GIS generated 200' abutters list and applicable assessor's field cards. Ex. 2
3. A courtesy copy of the abutter's package mailed on April 23, 2020. Ex.3.

Please submit and include the enclosed into the record of the above referenced application.

Thank You.

EXHIBIT 1



PUBLIC NOTICE
This Property Proposed for:
SUBDIVISION
For information, contact
PLANNING DEPARTMENT
EAST LYME TOWN HALL

EXHIBIT 2

NOTTINGHAM HILLS SUBDIVISON

Lots 19 & 21 – 200' Abutters List

Niantic Real Estate LLC
P.O. Box 452
East Lyme, CT 06333

Nicole L. Blanchard
17 Upper Kensington Drive
East Lyme, CT 06333

Town of East Lyme
P.O. Box 519
Niantic, CT 06357

Steven J. & Linda F. Thomas
26 Upper Kensington Drive
East Lyme, CT 06333

English Harbour Asset Management LLC
1741 Pioneer Avenue, suite 1939
Cheyenne, WY 82001

Wu Ping & Caitlin
20 Upper Kensington Drive
East Lyme, CT 06333

Aaron C. & Kim M. Bucko
18 Upper Kensington Drive
East Lyme, CT 06333

HOOKSETT
 1328 HOOKSETT RD STE 4B
 HOOKSETT, NH 03106-9716
 924814-0114
 (800)275-8777
 04/23/2020 02:40 PM

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope (Domestic) (NANTIC, CT 06357) (Weight: 0 Lb 3.10 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.60	\$1.50
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (CHEYENNE, WY 82001) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
Total:			\$20.50



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

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From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

APR 23 2020

Postmark Here

To: Nicole Blanchard
17 Upper Kensington Dr.
East Lyme, CT 06333

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

APR 23 2020
Postmark Here

To: Aaron C. & Kim M Bucko
18 Upper Kensington Dr.
East Lyme, CT 06333

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Paul Geraghty Esq.
38 Granite Street
New London, CT 06320

APR 23 2020

Postmark Here

To: Wu Ping & Caitlin
20 Upper Kensington Dr.
East Lyme, CT 06333

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

To: Niantic Real Estate LLC
P.O. Box 452
East Lyme, CT 06333

Postmark Here



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

To: English Harbour Asset Mgmt.
1791 Pioneer Avenue, suite 1939
Cheyenne, WY 82001

Postmark Here



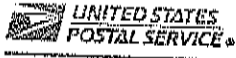
Certificate Of Mailing

To pay fee, affix stamps or meter postage here

From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

To: Steven J & Linda F Thomas
80 Upper Kensington Dr.
East Lyme, CT 06333

Postmark Here



Certificate Of Mailing

To pay fee, affix stamp or meter postage here

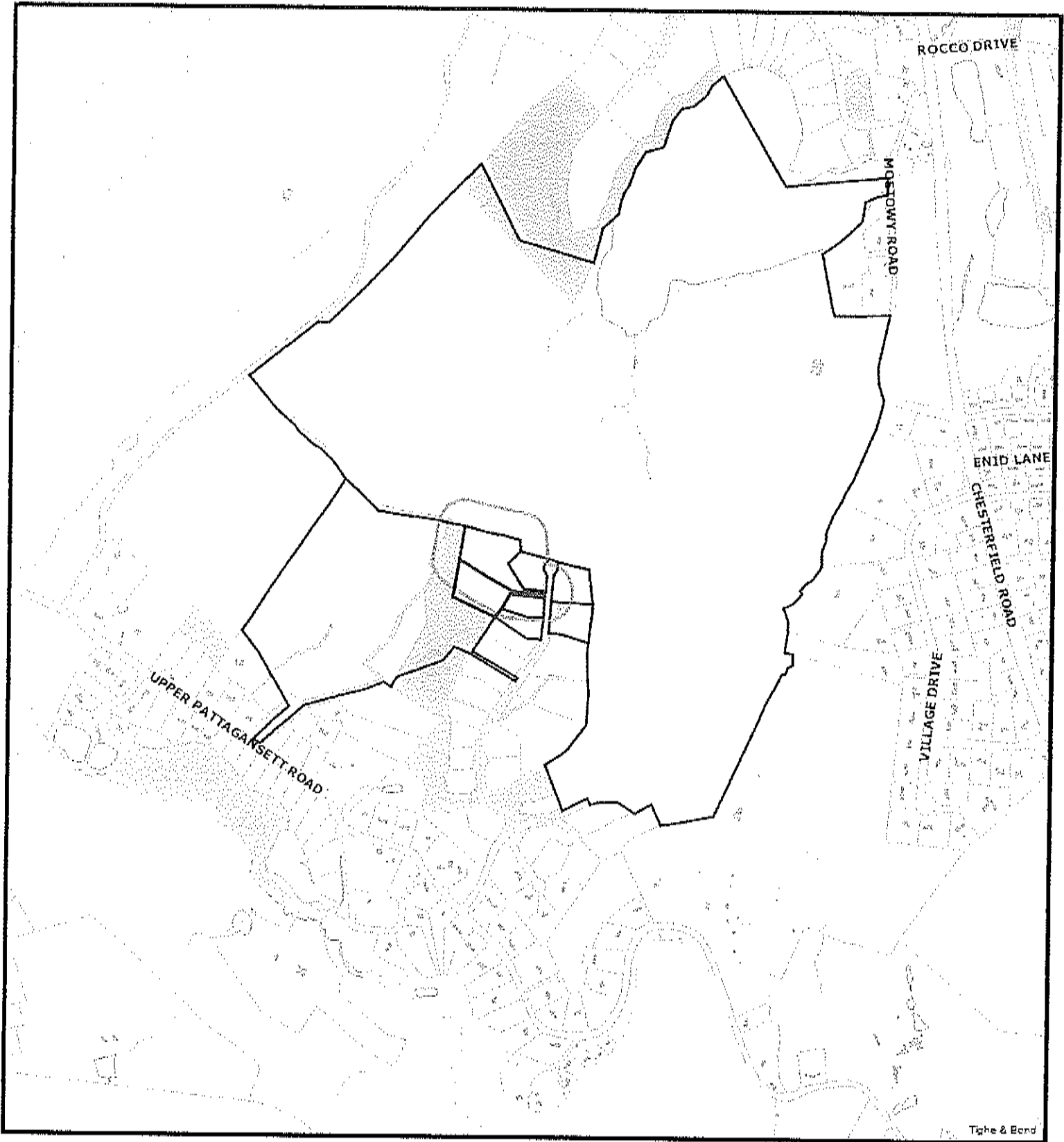
PS Form 3817, April 2007 PSN 7530-02-000-9065

From Paul Geraghty, Esq.
38 Granitic Street
New London, CT 06320

To: Town of East Lyme
P.O. Box 519
Niantic, CT 06357

Postmark Here

APR 23 2008



Tighe & Bond

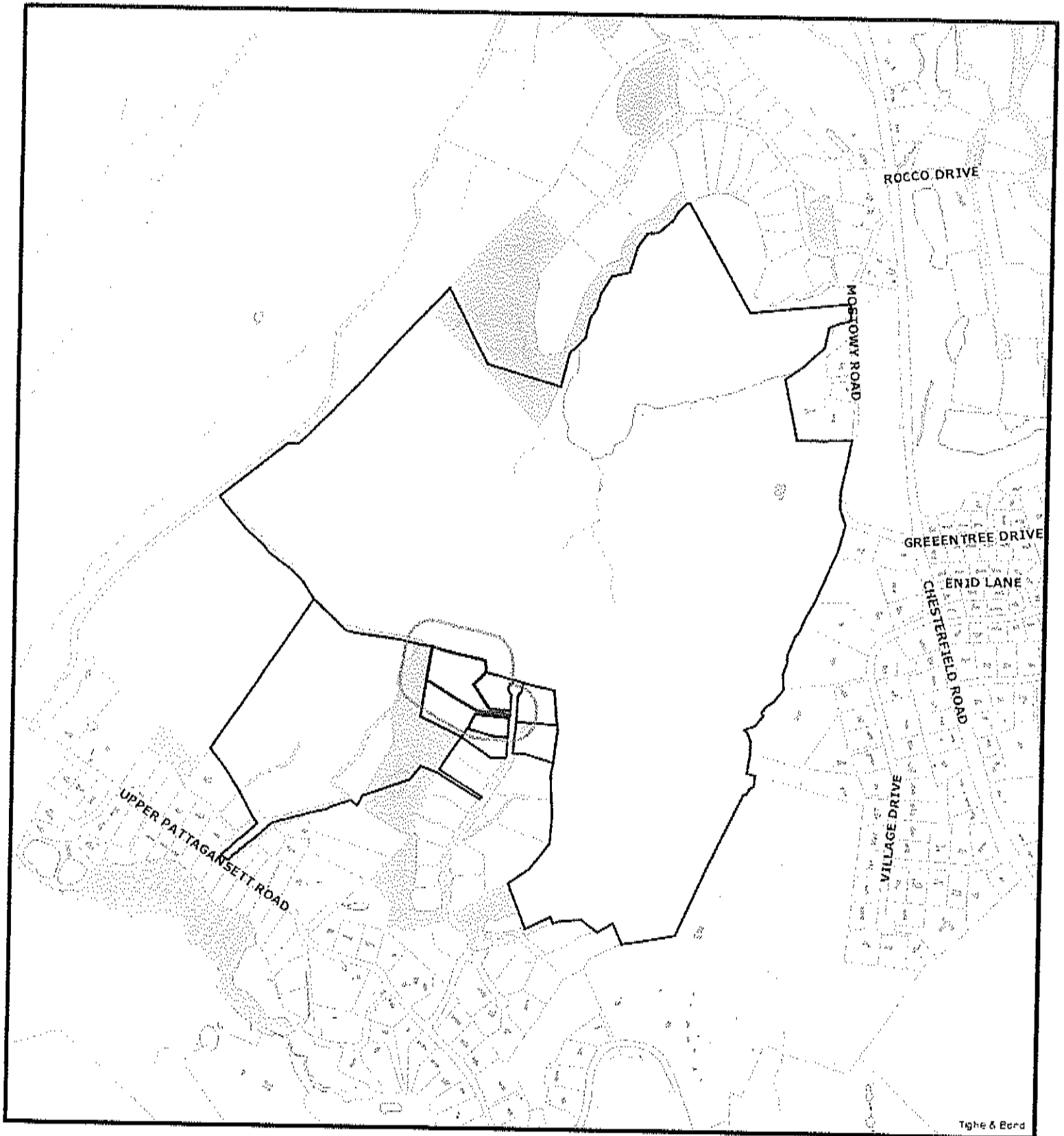
3/19/2020 5:24:01 PM

Scale: 1"=1000'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.





Tighe & Bond

3/19/2020 5:22:28 PM

Scale: 1"=1000'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



15 UPPER KENSINGTON DR

Location 15 UPPER KENSINGTON DR

Mblu 40.0/ 19/ / /

Acct# 009475

Owner NIANTIC REAL ESTATE LLC

Assessment \$105,560

Appraisal \$150,800

PID 101882

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$150,800	\$150,800

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$105,560	\$105,560

Owner of Record

Owner NIANTIC REAL ESTATE LLC

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 452

Book & Page 849/ 300

EAST LYME, CT 06333

Sale Date 05/27/2010

Instrument 03

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEW ENGLAND NATIONAL LLC	\$0		802/ 754	03	05/30/2008
NIANTIC REAL ESTATE LIMITED	\$0		694/ 107	04	01/07/2005

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo



(http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\32\28.JPG)

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Layout

(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101882_9E)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1300
 Description RES ACLNDV MDL-00
 Zone R40
 Neighborhood 0060
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.78
 Frontage
 Depth
 Assessed Value \$105,560
 Appraised Value \$150,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$150,800	\$150,800
2018	\$0	\$150,800	\$150,800
2017	\$0	\$150,800	\$150,800

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$105,560	\$105,560
2018	\$0	\$105,560	\$105,560
2017	\$0	\$105,560	\$105,560

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17 UPPER KENSINGTON DR

Location 17 UPPER KENSINGTON DR

Mblu 40.0/ 20/ / /

Acct# 009476

Owner BLANCHARD NICOLE L

Assessment \$407,120

Appraisal \$581,600

PID 101883

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$430,800	\$150,800	\$581,600
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$301,560	\$105,560	\$407,120

Owner of Record

Owner BLANCHARD NICOLE L

Sale Price \$606,000

Co-Owner

Certificate

Address 17 UPPER KENSINGTON DR

Book & Page 998/ 78

EAST LYME, CT 06333

Sale Date 06/19/2018

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
LAUBACH KAWEL B & LESLIE	\$616,500		916/ 717	06/25/2013
STAUB DWIGHT D & JUDITH	\$180,000		759/ 136	11/20/2006
NIANTIC REAL ESTATE LIMITED	\$0		694/ 107	01/07/2005

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 3,717
Replacement Cost: \$457,607
Building Percent Good: 94

Replacement Cost

Less Depreciation: \$430,200

Building Attributes

Field	Description
Style	Colonial
Model	Residential
Grade:	Good +
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	3
Total Rooms:	9
Bath Style:	Modern
Kitchen Style:	Modern

Building Photo



(http://images.vgsi.com/photos2/EastLymeCTPhotos/01\01\34\46.jpg)

Building Layout



(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101883_96)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,909	1,909	
FUS	Upper Story, Finished	1,167	1,167	
FHS	Half Story, Finished	1,068	641	
CTH	Cathedral Ceiling	288	0	
FGR	Garage	900	0	
FOP	Porch, Open, Finished	467	0	
UBM	Basement, Unfinished	1,909	0	
		7,708	3,717	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone R40
 Neighborhood 0060
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.73
 Frontage
 Depth
 Assessed Value \$105,560
 Appraised Value \$150,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80 S.F.	\$600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$430,800	\$150,800	\$581,600
2018	\$430,800	\$150,800	\$581,600
2017	\$430,800	\$150,800	\$581,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$301,560	\$105,560	\$407,120
2018	\$301,560	\$105,560	\$407,120
2017	\$301,560	\$105,560	\$407,120

16 MOSTOWY RD

Location 16 MOSTOWY RD

Mblu 40.0/ 5/ / /

Acct# 005337

Owner EAST LYME TOWN OF

Assessment \$3,548,230

Appraisal \$5,068,900

PID 7864

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$5,068,900	\$5,068,900
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$3,548,230	\$3,548,230

Owner of Record

Owner EAST LYME TOWN OF
Co-Owner DARROW POND PROPERTY
Address PO BOX 519
 Niantic, CT 06357-0519

Sale Price \$0
Certificate
Book & Page 880/ 599
Sale Date 12/02/2011
Instrument 15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST FOR PUBLIC LAND DBA	\$0		880/ 592		12/02/2011
WEBSTER BANK NA	\$0		814/ 407	18	12/22/2008
DARROW POND LLC	\$5,600,000		678/ 643	13	07/29/2004
NEW ENGLAND NATIONAL LLC	\$0		449/ 135	03	04/01/1998

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0

Valuation Year	Improvements	Land	Total
2019	\$0	\$5,068,900	\$5,068,900
2018	\$0	\$5,068,900	\$5,068,900
2017	\$0	\$5,068,900	\$5,068,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$3,548,230	\$3,548,230
2018	\$0	\$3,548,230	\$3,548,230
2017	\$0	\$3,548,230	\$3,548,230

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26 UPPER KENSINGTON DR

Location 26 UPPER KENSINGTON DR

Mbiu 40.0/ 21/1/1

Acct# 009477

Owner THOMAS STEVEN J & LINDA E

Assessment \$319,200

Appraisal \$456,000

PID 101884

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$302,600	\$153,400	\$456,000

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$211,820	\$107,380	\$319,200

Owner of Record

Owner THOMAS STEVEN J & LINDA E

Sale Price \$132,000

Co-Owner

Certificate

Address 26 UPPER KENSINGTON DR

Book & Page 906/ 396

EAST LYME, CT 06333

Sale Date 01/25/2013

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MOORE JEFFREY J	\$0		883/ 784	01/30/2012
NEW ENGLAND NATIONAL LLC	\$0		883/ 782	01/30/2012
NIANTIC REAL ESTATE LIMITED	\$0		694/ 107	01/07/2005

Building Information

Building 1 : Section 1

Year Built: 2013
Living Area: 2,624
Replacement Cost: \$309,436
Building Percent Good: 97

Replacement Cost

Less Depreciation: \$300,200

Building Attributes

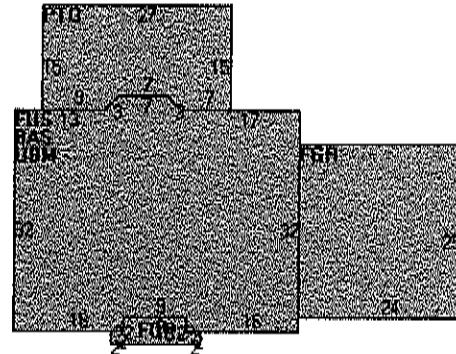
Field	Description
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Modern
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\58\40.jpg>)

Building Layout



(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101884_9E)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,312	1,312	
FUS	Upper Story, Finished	1,312	1,312	
FGR	Garage	600	0	
FOP	Porch, Open, Finished	44	0	
PTO	Patio	387	0	
UBM	Basement, Unfinished	1,312	0	
		4,967	2,624	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL	FIREPLACE	1 UNITS	\$1,400		1

Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone R40
 Neighborhood 0060
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.30
 Frontage
 Depth
 Assessed Value \$107,380
 Appraised Value \$153,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			144 S.F.	\$1,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$302,600	\$153,400	\$456,000
2018	\$302,600	\$153,400	\$456,000
2017	\$302,600	\$153,400	\$456,000

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$211,820	\$107,380	\$319,200
2018	\$211,820	\$107,380	\$319,200
2017	\$211,820	\$107,380	\$319,200

UPPER PATTAGANSETT RD

Location UPPER PATTAGANSETT RD

Mblu 39.0/ 10-1///

Acct# 009495

Owner ENGLISH HARBOUR ASSET

Assessment \$221,410

Appraisal \$316,300

PID 102020

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$316,300	\$316,300
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$221,410	\$221,410

Owner of Record

Owner ENGLISH HARBOUR ASSET
Co-Owner MANAGEMENT LLC
Address 1712 PIONEER AVE
 SUITE 1939
 CHEYENNE, WY 82001

Sale Price \$0
Certificate
Book & Page 1015/ 786
Sale Date 08/07/2019
Instrument 06

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ENGLISH HARBOUR ASSET	\$0		1006/ 434	03	12/21/2018
NEW ENGLAND NATIONAL LLC	\$0		745/ 136	03	06/13/2006
	\$0				

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

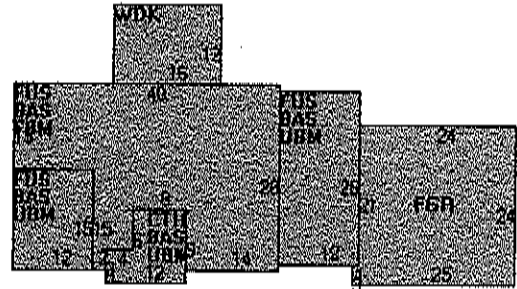
Field	Description
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	4
Total Rooms:	10
Bath Style:	Modern
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\32\33.JPG>)

Building Layout



(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101887_98)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,456	1,456	
FUS	Upper Story, Finished	1,348	1,348	
CTH	Cathedral Ceiling	108	0	
FBM	Basement, Finished	856	0	
FGR	Garage	579	0	
UBM	Basement, Unfinished	600	0	
WDK	Deck, Wood	192	0	
		5,139	2,804	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL	FIREPLACE	1 UNITS	\$1,300		1

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\00\67\40.jpg>)

Building Layout

(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/7864_8178)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/default.jpg>)

Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Layout

(http://images.vgsl.com/photos2/EastLymeCTPhotos/Sketches/7864_9786)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 903V
Description MUNICIPAL MDL-00
Zone SU-E
Neighborhood 0040
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 301.55
Frontage 0
Depth 0
Assessed Value \$3,548,230
Appraised Value \$5,068,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal

Replacement Cost
Less Depreciation: \$0

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\32\53.JPG>)

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Flxtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Layout

(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/102020_9E)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1300
Description RES ACLNDV MDL-00
Zone R40
Neighborhood 0050
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 36.02
Frontage
Depth
Assessed Value \$221,410
Appraised Value \$316,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$316,300	\$316,300
2018	\$0	\$351,800	\$351,800
2017	\$0	\$351,800	\$351,800

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$221,410	\$221,410
2018	\$0	\$246,260	\$246,260
2017	\$0	\$246,260	\$246,260

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20 UPPER KENSINGTON DR

Location 20 UPPER KENSINGTON DR

Mblu 40.0/ 24/ 11

Acct# 009480

Owner WU PING & CAITLIN

Assessment \$323,470

Appraisal \$462,100

PID 101887

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$311,200	\$150,900	\$462,100
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$217,840	\$105,630	\$323,470

Owner of Record

Owner WU PING & CAITLIN

Sale Price \$157,000

Co-Owner

Certificate

Address 20 UPPER KENSINGTON DR

Book & Page 794/ 512

EAST LYME, CT 06333

Sale Date 01/24/2008

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NIANTIC REAL ESTATE LIMITED LIABILITY CO	\$0		694/ 107	01/07/2005

Building Information

Building 1 : Section 1

Year Built: 2008
Living Area: 2,804
Replacement Cost: \$336,866
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$309,900

Building Attributes

Land

Land Use

Use Code 1010
Description Single Fam MDL-01
Zone R40
Neighborhood 0060
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.93
Frontage
Depth
Assessed Value \$105,630
Appraised Value \$150,900

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$311,200	\$150,900	\$462,100
2018	\$311,200	\$150,900	\$462,100
2017	\$311,200	\$150,900	\$462,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$217,840	\$105,630	\$323,470
2018	\$217,840	\$105,630	\$323,470
2017	\$217,840	\$105,630	\$323,470

18 UPPER KENSINGTON DR

Location 18 UPPER KENSINGTON DR

Mblu 40.0/ 25/ 11

Acct# 009481

Owner BUCKO AARON C & KIM M

Assessment \$355,950

Appraisal \$508,500

PID 101888

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$357,700	\$150,800	\$508,500

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$250,390	\$105,560	\$355,950

Owner of Record

Owner BUCKO AARON C & KIM M

Sale Price \$502,440

Co-Owner

Certificate

Address 18 UPPER KENSINGTON DR

Book & Page 878/ 308

EAST LYME, CT 06333

Sale Date 10/25/2011

Instrument 07

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEW ENGLAND NATIONAL LLC	\$0		878/ 306	03	10/25/2011
NIANTIC REAL ESTATE LLC	\$0		849/ 300	03	05/27/2010
NEW ENGLAND NATIONAL LLC	\$0		802/ 754	03	05/20/2008
NIANTIC REAL ESTATE LIMITED	\$0		694/ 107	04	01/07/2005

Building Information

Building 1 : Section 1

Year Built: 2011
 Living Area: 3,669
 Replacement Cost: \$375,131

Building Percent Good: 95
 Replacement Cost
 Less Depreciation: \$356,400

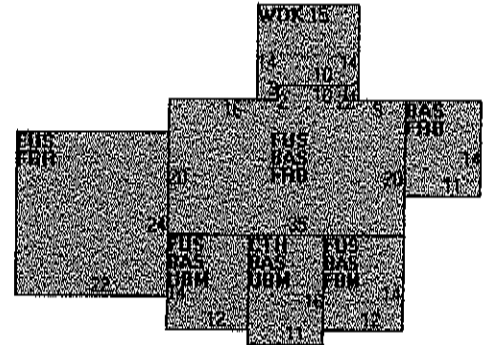
Building Photo



(http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\32\34.JPG)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forcad Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Flxtrs:	2
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average

Building Layout



(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101888_9E)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	1,584	1,584	
BAS	First Floor	1,386	1,386	
FRB	Fin Ralsed Bsmt	874	699	
CTH	Cathedral Ceiling	176	0	
FBM	Basement, Finished	168	0	
FGR	Garage	528	0	
UBM	Basement, Unfinished	344	0	
WDK	Deck, Wood	190	0	
		5,250	3,669	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	

FPL	FIREPLACE	1 UNITS	\$1,300	1
-----	-----------	---------	---------	---

Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone R40
 Neighborhood 0080
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.00
 Frontage
 Depth
 Assessed Value \$105,560
 Appraised Value \$150,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$357,700	\$150,800	\$508,500
2018	\$357,700	\$150,800	\$508,500
2017	\$357,700	\$150,800	\$508,500

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$250,390	\$105,560	\$355,950
2018	\$250,390	\$105,560	\$355,950
2017	\$250,390	\$105,560	\$355,950

EXHIBIT 3

MEMORANDUM

TO: Town of East Lyme
Niantic Real Estate, LLC
English Harbour Asset Management, LLC
Nicole L. Blanchard
Steven & Linda Thomas
Wu Ping & Caitlin
Aaron & Kim Bucko

FROM: Kristen Clarke, P.E.

DATE: April 23, 2020

SUBJECT: Re-Subdivision of Nottingham Hills Subdivision Lots 19 & 21

On behalf of our client Pazz and Construction LLC, we are required by the Town of East Lyme Subdivision Regulations Section 4-4-3 to provide you notice of the Public Hearing scheduled for May 5, 2020, Ex. A, due to the fact your property is located with 200 feet of property being subdivided, Ex. B.

We have also enclosed the following:

1. A copy of the proposed four lot re-subdivision plan. Ex. C. Please note that proposed lot 4 (Highlighted in Green) is being donated to the East Lyme Land Trust, Inc. ("ELLT") for open space. This lots abuts the nearly 38 acre parcel of land that ELLT will be closing the purchase of next month, Ex. D.
2. A copy of the letter from the East Lyme Land Trust, Inc. accepting the proposed donation of Lot 4, Ex. E.

Should you have any questions regarding the enclosed please feel free to email me at kristentclarke@gmail.com.

EXHIBIT A

Town of

P.O. Drawer 519
Department of Planning



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

Phone (860) 691-4114
Fax (860) 691-0351

March 16, 2020

Via Certified Mail: 7018 0680 0000 9737 3603

Kristen T. Clarke, P.E.
20 Risingwood Dr
Bow, NH 03304

RE: PUBLIC HEARING NOTICE
22 and 24 Upper Kensington Dr, East Lyme, Subdivision

Dear Ms. Clarke,

Please be advised that the above referenced Subdivision application has been re-scheduled for public hearing on May 5, 2020. Pursuant to Section 4-4-3 of the Town of East Lyme Subdivision Regulations as the applicant you shall mail notification of the pending application to at least one owner of each property within 200 feet or less, not more than fifteen days nor less than two days before the date set for the public hearing, and evidence of such mailing, in the form of US Post Office Certificates of Mailing shall be submitted for inclusion into the record of the hearing. The applicant is further required to post a sign, at least fifteen days prior to the public hearing.

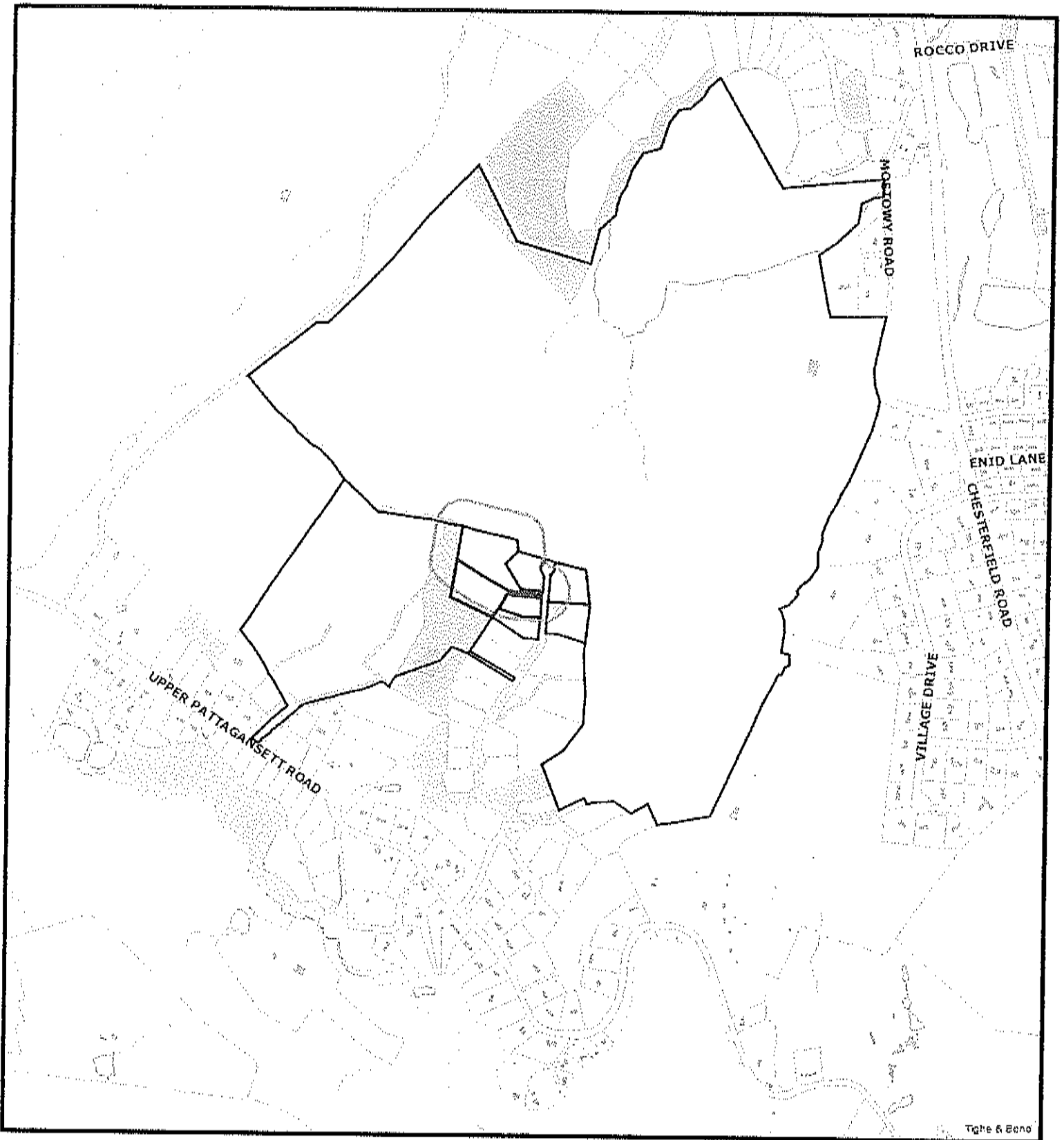
If you have any further questions please do not hesitate to contact the Director of Planning at (860) 691-4105 or visit the East Lyme Planning Department.

Sincerely

A handwritten signature in black ink, appearing to read "Gary A. Goeschel II".

Gary A. Goeschel II
Director of Planning

EXHIBIT B



Tghe & Bond

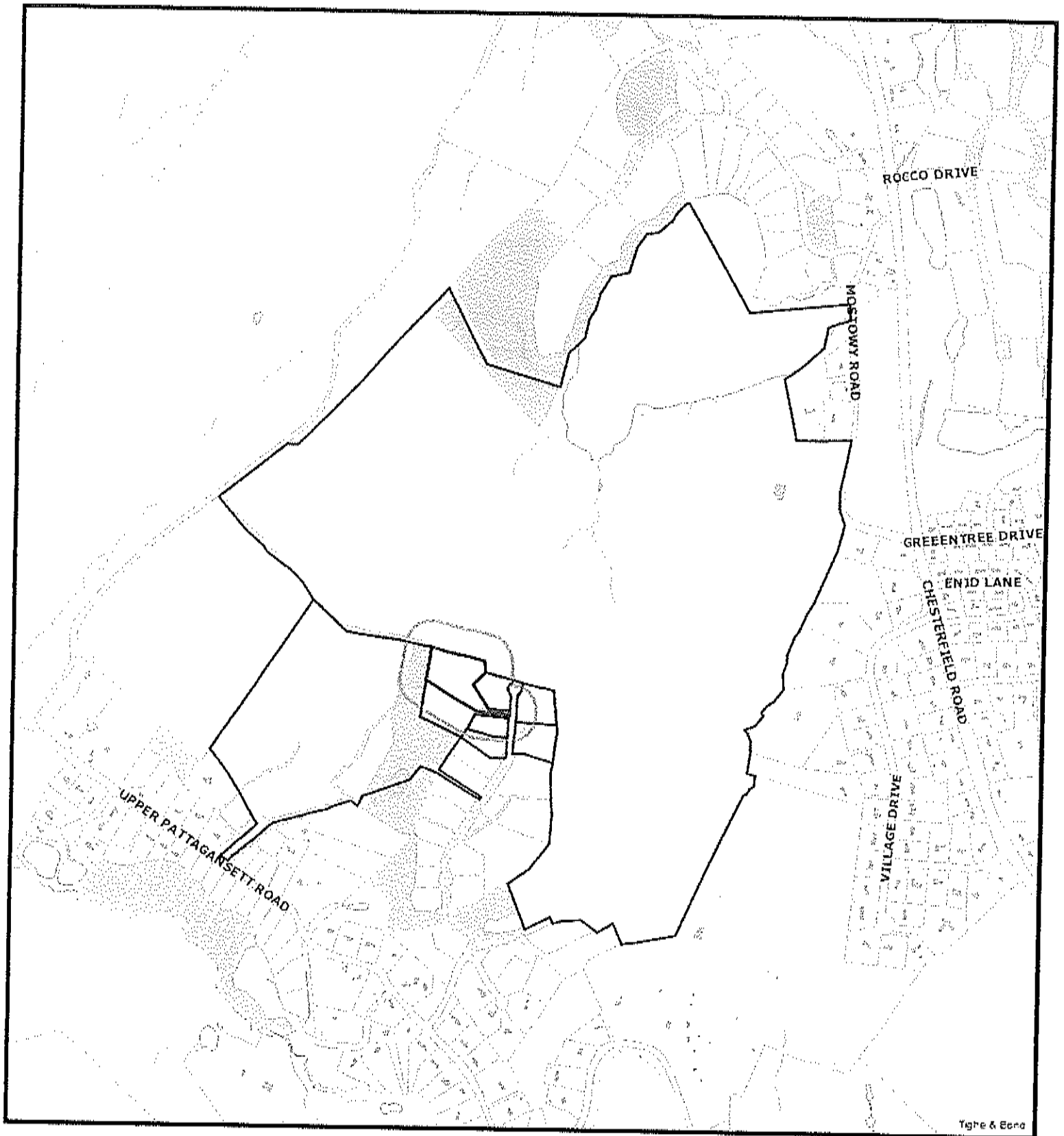
3/19/2020 5:24:01 PM

Scale: 1"=1000'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.





3/19/2020 5:22:28 PM

Scale: 1"=1000'

Scale is approximate

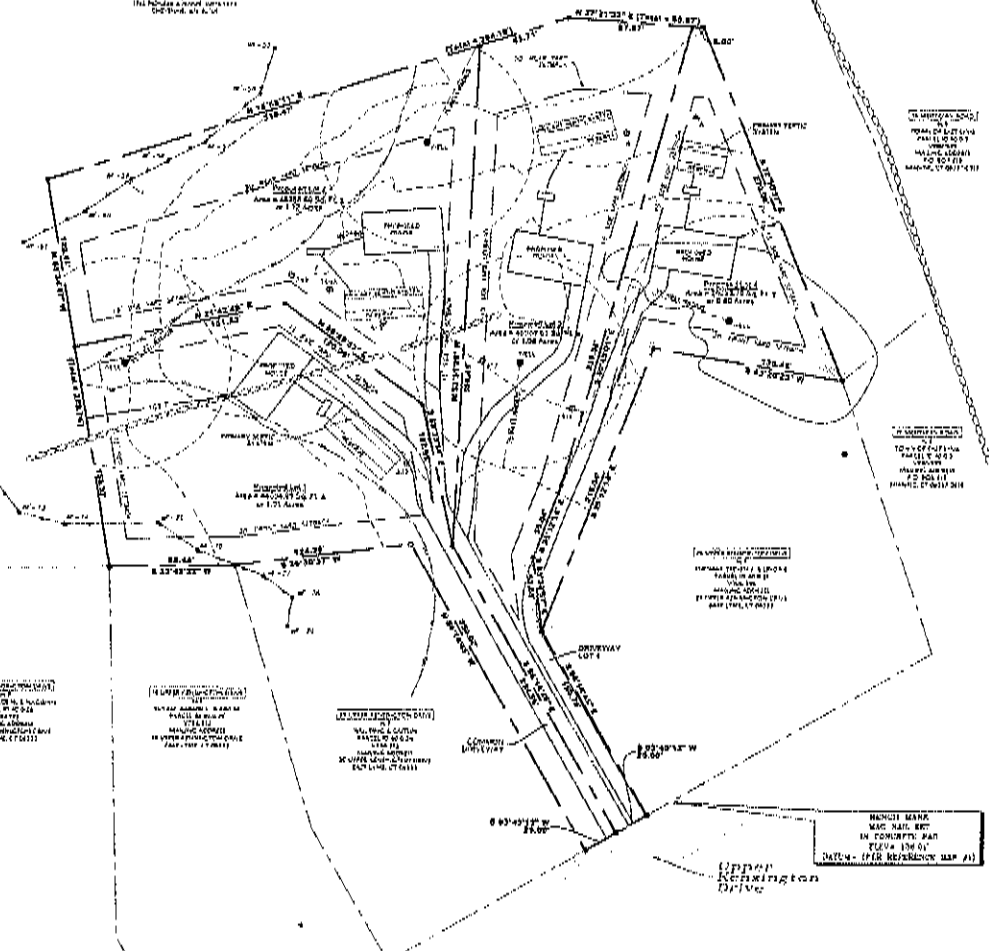
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



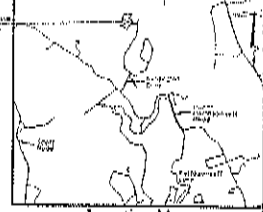
EXHIBIT C



GENERAL NOTES
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.
 3. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS.
 4. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY SURVEY DATA.



3/15/14-14
 HONGKONG DESIGN CONSULTANTS
 2/F, 100, QUEEN'S ROAD EAST



Location Map
 Scale: 1"=2000'

Notes

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.
3. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS.
4. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY SURVEY DATA.

Reference Maps

1. HONGKONG DESIGN CONSULTANTS, 2/F, 100, QUEEN'S ROAD EAST, HONG KONG.
2. HONGKONG DESIGN CONSULTANTS, 2/F, 100, QUEEN'S ROAD EAST, HONG KONG.
3. HONGKONG DESIGN CONSULTANTS, 2/F, 100, QUEEN'S ROAD EAST, HONG KONG.
4. HONGKONG DESIGN CONSULTANTS, 2/F, 100, QUEEN'S ROAD EAST, HONG KONG.

DRAFT

Scale: 1"=40'

GESICK & ASSOCIATES, P.C.
 ARCHITECTS & PLANNERS
 1000 BROADWAY, SUITE 1000
 NEW YORK, NY 10018
 TEL: 212-692-7252 FAX: 212-692-7253
 WWW.GESICK.COM

Conservation Design Development
 Northham Hills Subdivision
 4 Lot Resubdivision of Lots 19 & 21

DATE:	
BY:	
CHECKED BY:	
SCALE:	
SHEET NO.:	1 of 1

EXHIBIT D



Upper Palmyra Road

Notes

1. THIS PLAN IS PREPARED BY ME AS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT MY WRITTEN CONSENT.

2. THE CLIENT HAS REPRESENTED TO ME THAT ALL INFORMATION PROVIDED TO ME IS TRUE AND CORRECT AND THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED.

3. I HAVE CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAVE FOUND NO EVIDENCE OF UNLAWFUL CONSTRUCTION OR VIOLATION OF ANY APPLICABLE REGULATIONS.

4. THIS PLAN IS VALID FOR A PERIOD OF 90 DAYS FROM THE DATE OF ISSUANCE.

Reference Maps

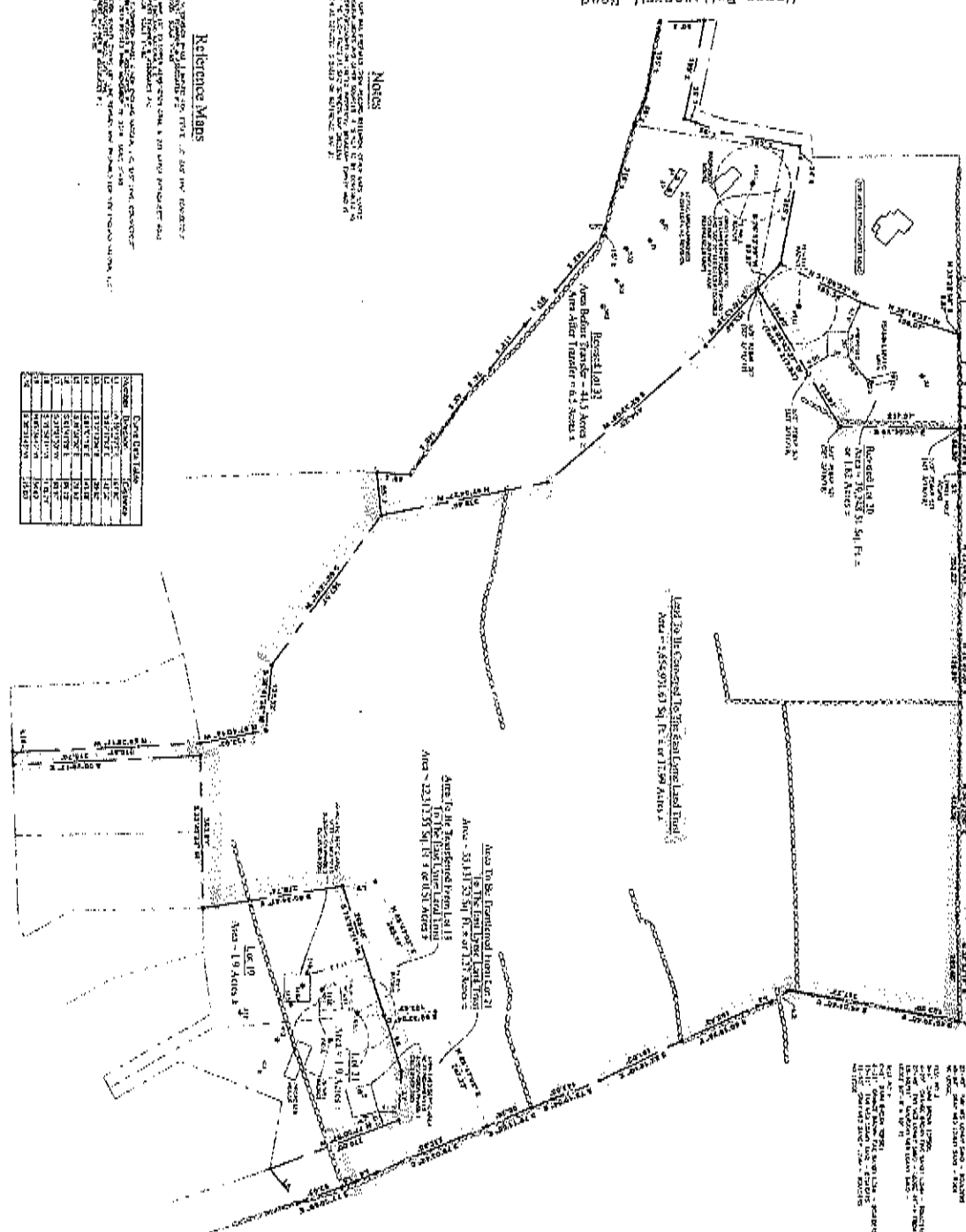
1. THE PROPERTY IS SHOWN ON THE MAP OF THE TOWN OF PALMYRA, NEW HAMPSHIRE, AS BOUND BY THE TOWN OF PALMYRA AND THE TOWN OF WINDHAM.

2. THE PROPERTY IS SHOWN ON THE MAP OF THE TOWN OF PALMYRA, NEW HAMPSHIRE, AS BOUND BY THE TOWN OF PALMYRA AND THE TOWN OF WINDHAM.

3. THE PROPERTY IS SHOWN ON THE MAP OF THE TOWN OF PALMYRA, NEW HAMPSHIRE, AS BOUND BY THE TOWN OF PALMYRA AND THE TOWN OF WINDHAM.

4. THE PROPERTY IS SHOWN ON THE MAP OF THE TOWN OF PALMYRA, NEW HAMPSHIRE, AS BOUND BY THE TOWN OF PALMYRA AND THE TOWN OF WINDHAM.

NO.	DESCRIPTION	DATE
1	CONVEYANCE	10/15/2010
2	CONVEYANCE	10/15/2010
3	CONVEYANCE	10/15/2010
4	CONVEYANCE	10/15/2010
5	CONVEYANCE	10/15/2010
6	CONVEYANCE	10/15/2010
7	CONVEYANCE	10/15/2010
8	CONVEYANCE	10/15/2010
9	CONVEYANCE	10/15/2010
10	CONVEYANCE	10/15/2010



THIS PLAN IS PREPARED BY ME AS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT MY WRITTEN CONSENT.

THE CLIENT HAS REPRESENTED TO ME THAT ALL INFORMATION PROVIDED TO ME IS TRUE AND CORRECT AND THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED.

I HAVE CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAVE FOUND NO EVIDENCE OF UNLAWFUL CONSTRUCTION OR VIOLATION OF ANY APPLICABLE REGULATIONS.

THIS PLAN IS VALID FOR A PERIOD OF 90 DAYS FROM THE DATE OF ISSUANCE.

Legend

- BOUNDARY
- EASEMENT
- PROPERTY CORNER
- EASEMENT CORNER
- EASEMENT CENTER
- EASEMENT WIDTH
- EASEMENT DEPTH
- EASEMENT AREA
- EASEMENT PERCENTAGE
- EASEMENT FRACTION
- EASEMENT DECIMAL
- EASEMENT PERCENT
- EASEMENT PERCENTAGE
- EASEMENT FRACTION
- EASEMENT DECIMAL
- EASEMENT PERCENT

Scale: 1" = 100'

<p>Lot Line Revisions</p> <p>NOTTINGHAM HILLS SUBDIVISION LOTS 10, 21 & 32 Property Owners English Harbour Asset Management LLC c/o Wilson Clark P.C. 375 N. Sand Drive Manchester, NH</p>	<p>GESICK & ASSOCIATES, P.C. SURVEYORS & ENGINEERS & PLANNERS PLUMTON, CONNECTICUT 06463 OFFICE 860-608-7788 FAX 860-608-2822 www.gesickassociates.com</p>	<p>By the Surveyor and Planner and the Property Owner</p> <p><i>[Signature]</i> Surveyor and Planner</p> <p><i>[Signature]</i> Property Owner</p>	<p>NOTARY PUBLIC STATE OF NEW HAMPSHIRE My Comm. Expires 12/31/2015</p> <p><i>[Signature]</i> Notary Public</p>	<p>SEAL OF THE NOTARY PUBLIC STATE OF NEW HAMPSHIRE My Comm. Expires 12/31/2015</p>
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EXHIBIT E



PO Box 831
East Lyme, CT 06333
eastlymelandtrust.com

March 5, 2020

Jason Pazzaglia
172 Boston Post Road
East Lyme, CT 06333

Re: Donation of Land

Dear Mr. Pazzaglia:

Please accept this correspondence as notice of the East Lyme Land Trust's acceptance of your and or Pazz Construction LLC's offer to donate the property known as lot #4 identified on a plan for re-subdivision of Nottingham Hills Subdivision lots 19 & 21 presently ending before the Town of East Lyme Planning Commission.

This property abuts land we will be acquiring shortly and will provide us with an additional Public Road access location.

We thank you for your generosity.

Sincerely,


Ronald Luich
President

EXHIBIT 9

MEMORANDUM

TO: Gary Goeschel-Town of East Lyme Planner
Danielle Holmes-Ledge Light Health District
Jason Pazzaglia-Contract Purchaser/Applicant
Paul Geraghty, Esq.

FROM: Kristen Clarke, P.E.

DATE: April 20, 2020

SUBJECT: Revised Re-Subdivision Plan
Nottingham Hills Subdivision Lots 19&21

Attached is the revised re subdivision plan that incorporates the changes requested by Mr. Pazzaglia;

1. The house footprints on all four lots have been changed in size to 56'x30'.
2. The lot lines between lots 1&2, 2&3 and 3&4 have been changed to accommodate the new house foot prints.
3. Septic areas have been modified as follows:
 - Lot 1 We rotated northeast corner of the proposed system area to match grade contour
 - Lot 2 We moved the system area to conform to this systems already approved feasible area (Lot 19 Phase 3 Approval)
 - Lot 3 No Changes
 - Lot 4 We moved the proposed system area 20' in an easterly direction.

Note As to Lot 4. This lot is being donated by Mr Pazzaglia to the East Lyme Land Trust for Open Space.

Email Addresses:

ggoeschel@eltownhall.com

dholmes@llhd.org

jpazz17@gmail.com

pgeraghty@geraghtybonnano.com



PO Box 831
East Lyme, CT 06333
eastlymelandtrust.com

March 5, 2020

Jason Pazzaglia
172 Boston Post Road
East Lyme, CT 06333

Re: Donation of Land

Dear Mr. Pazzaglia:

Please accept this correspondence as notice of the East Lyme Land Trust's acceptance of your and or Pazz Construction LLC's offer to donate the property known as lot #4 identified on a plan for re-subdivision of Nottingham Hills Subdivision lots 19 & 21 presently ending before the Town of East Lyme Planning Commission.

This property abuts land we will be acquiring shortly and will provide us with an additional Public Road access location.

We thank you for your generosity.

Sincerely,


Ronald Luich
President

EXHIBIT 10

MEMORANDUM

TO: Gary Goeschel, East Lyme Town Planner
FROM: Kristen Clarke, P.E.
DATE: June 22, 2020
RE: Re-Subdivision – Nottingham Hills Subdivision Lots 19 & 21

1. We have increased the scale to 1"=30' for easier review.
2. We have relocated the house locations on proposed lot 1 further away from the Inland Wetland Upland Review area.
3. We have directed the impervious surface drainage from all three proposed lots to the rain garden.
4. We have modified the land area to be donated to the East Lyme Land Trust.

Fee Interest . .20 acre
Conservation Easement TBD acres

We will finalize the easement area once I am finished with the Ledge Light Health District permitting for septic/well locations.

5. We have modified the septic and well locations as follows:
Proposed Lot 1: Test hole 332 – no change
Proposed Lot 2: Test hole "B"
Proposed Lot 3: Test hole "A"/perk test (both from 2005 approved plans)
6. We have eliminated lot 4 because we can transfer land to the East Lyme Land Trust without creating an additional lot per the Connecticut General Statutes.
7. We have extended erosion and sedimentation control (silt fence) to the entirety of the 100' Upland Review area of the Inland Wetlands on or near the subject properties.

EXHIBIT 11

From: Gary Goeschel <ggoeschel@eltownhall.com>
Sent: Monday, June 29, 2020 4:40 PM
To: Victor Benni <vbenni@eltownhall.com>
Subject: RE: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Can you forward your March 30th comments to me. I for some reason don't have a copy in the file.

From: Victor Benni <vbenni@eltownhall.com>
Sent: Monday, June 29, 2020 4:23 PM
To: Gary Goeschel <ggoeschel@eltownhall.com>
Cc: Jennifer Lindo <jlindo@eltownhall.com>
Subject: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Gary,

I just checked the Plan referenced above and noticed that it is still labelled as a "Draft" plan and the Revisions block has not been updated with a revision date. The Subdivision Plan and Design Report referenced in my comments to you from 3/30/2020 would also need to be updated and submitted for me to complete any future reviews.

Thanks,

Vic

Victor Benni, P.E.

Town Engineer

Town of East Lyme

PO Box 519

108 Pennsylvania Avenue

Niantic, CT 06357

(860) 691-4112

From: Gary Goeschel [mailto:ggoeschel@eltownhall.com]

Sent: Tuesday, June 30, 2020 12:03 PM

To: Paul Geraghty <pgeraghty@geraghtybonnano.com>; kristentclarke@gmail.com

Cc: Jennifer Lindo <jlindo@eltownhall.com>; Victor Benni <vbenni@eltownhall.com>

Subject: FW: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Paul,

As discussed attached are Victor's comments.

Gary

From: Victor Benni <vbenni@eltownhall.com>

Sent: Tuesday, June 30, 2020 9:04 AM

To: Gary Goeschel <ggoeschel@eltownhall.com>

Subject: RE: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Refer to attachment.

Victor Benni, P.E.

Town Engineer

Town of East Lyme

(860) 691-4112

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357



Town Engineer
Victor A. Benni, P.E.

860-691-4112
FAX 860-739-6930

To: Gary A. Goeschel II, Director of Planning
From: Victor Benni, P.E., Town Engineer *V. Benni*
Date: March 30, 2020
Re: 22 & 24 Upper Kensington Drive – Nottingham Hills
Subdivision Application Review

Information submitted by the Applicant which was considered in this review:

- Topographic Survey of Lots 19 & 21, Nottingham Hills Subdivision, East Lyme, Connecticut, Sheet: 1 of 1, Date: 3/26/2019, by: Gesick & Associates, P.C.
- Subdivision Plan, Proposed CDD Re-Subdivision, Nottingham Hills Subdivision, Phase 3, 4 Lot Resubdivision of Lots 19 & 21, Conventional Plan, East Lyme, Connecticut, Sheet: 1, Date: None Listed, by: No Source Listed.
- “Draft” Conservation Design Development, Nottingham Hills Subdivision, 4 Lot Resubdivision of Lots 19 & 21, Sheet: 1 of 1, Date: 01/29/2020, by: Gesick & Associates, P.C.
- Design Report, 4 Lot Re-Subdivision, Upper Kensington Drive, East Lyme, Connecticut, Submitted with Application.

This office has reviewed the above referenced information and has the following general comments:

1. All plans (Topographic, Subdivision, Site Plan, & Etc.) shall be signed & sealed by the appropriate professional(s). The Conservation Design Development plan should be updated from “Draft” status. Additional review by the East Lyme Engineering Department will be necessary, based on signed & sealed drawing set.
2. The Design Report indicates that the fourth lot will be deeded to the East Lyme Land Trust. The “Draft” Conservation Design Development (CDD) plan conflicts with this scenario, depicting a full single-family residential buildout of Lot 4.
3. The Design Report indicates no activity being proposed in the wetlands or the 100’ upland review area. The “Draft” CDD plan conflicts with this scenario, depicting a septic tank and leaching area in the 100’ upland review area for Lot 2.
4. The Design Report indicates that roof drainage “gutters” will be tied into footing drains. This is not an accepted practice; roof drainage shall not tie into footing drain system.
5. Update the Subdivision Plan to include symbols and labels for existing and proposed property corners for Lots 1 thru 4.
6. Update the Subdivision Plan to include access/utility easement information over Lots 1 & 3, in favor of Lots 2 & 4.
7. Update the Subdivision Plan to include more accurate and clear information regarding the building setback lines for all four lots.
8. Update the Subdivision Plan to include labels for the proposed buildings, access drives, and Upper Kensington Drive.

9. Update the "Draft" CDD plan to include proposed grading, limit of disturbance, proposed driveway(s) extending to Upper Kensington Drive, proposed drive grades & widths, proposed underground utilities, and footing drain & roof drain outlets.

10. Update the drawing set to include erosion & sedimentation control measures, E&S Narrative, and E&S details. The following minimum control measures shall be taken into consideration: construction access, silt fence, haybales, temporary haybale check dams, permanent stone check dams, tree protection, stockpiles, and erosion control blankets.

11. While updating the drawing set, the Engineering Department recommends that the Applicant incorporate the requirements of the following sections of the Subdivision Regulations:

- Section 5-2-2(B)ii – Topography, indicate slopes between 15% & 25%, and exceeding 25%;
- Section 5-2-2(D) - Subdivision Improvement Plan/Construction Plan;
- Section 5-2-2(E) – Stormwater Management Plan;
- Section 5-2-2(F) – Grading Plan;
- Section 5-2-2(G) – Erosion and Sedimentation Control Plan;
- Section 6-1-2(G) – Stone Walls;
- Section 6-1-2(M) – Slopes;
- Section 6-2-5 – Lot Access:
 - (A) Incorporate drainage into driveway designs;
 - (B) Paved at appropriate slopes;
 - (C) 18' width for shared drives;
 - (D) Bituminous concrete from edge of street to right-of-way line; and
 - (F) Depict & label all access/utility easements.
- Section 6-8 – Stormwater Management; and
- Section 6-17 – Underground Utilities.