



**PLANNING COMMISSION APPLICATION
FOR SUBDIVISION / RE-SUBDIVISION, SUBDIVISION
MODIFICATION, POCD AND SUBDIVISION REGULATION
AMENDMENT**

CP# 7434

APPLICATION TYPE: Subdivision Re-Subdivision _____ Subdivision Modification _____
POCD Amendment _____ Subdivision Amendment _____

NAME OF SUBDIVISION: Subdivision of Carol York

PROPOSED ROAD NAME(S): N/A LENGTH N/A l.f.
(attach list if more than one)

PROPERTY LOCATION: (attach 8 1/2 x 11 location map) 92 Old Black Point Rd

APPLICANT: Carol York

Address: PO Box 602 Phone: 860.605.0336 Fax: _____
Canton, CT 06019 e-mail: byowner@aol.com

OWNER: Carol York

Address: same Phone: _____ Fax: _____
e-mail: _____

PRIMARY CONTACT /AGENT: J. Robert Pfanner & Assoc.

Address: 37 Grand St. Phone: 739-6216 Fax: 739-0693
Niantic CT 06357 e-mail: Bobjr@JRPCIVIL.com

ASSESSOR'S MAP(S) & LOT(S) _____ TOTAL ACRES 1.4

ZONING DISTRICT(S) B-12 CONV./O.S. (circle one) CAM N/A # LOTS 2

FLOOD ZONE AE AQUIFER NO W/IN 500' TOWN BOUNDARY NO FARM LAND NO

WATER SUPPLY public water SEWAGE DISPOSAL public sewer
(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)

CONSERVATION COMMISSION APPLICATION: N/A PERMIT#: N/A

WAIVER(S) REQUESTED: (attach letter) See Attached

ZONING VARIANCES: (attach copy from land records) Waiver for frontage granted

PLANS PREPARED BY (Engineer/Surveyor): J. Robert Pfanner & Assoc.

Address: 37 Grand St. Phone: 739-6216 Fax: 739-0693
Niantic CT 06357 e-mail: Bobjr@JRPCIVIL.com

ATTORNEY: _____

Address: _____ Phone: _____ Fax: _____

_____ e-mail: _____

PREVIOUS SUBDIVISION(S) IF RE-SUBDIVISION OR LOT LINE REVISION:

_____	Map _____	Dwr. _____
_____	Map _____	Dwr. _____
_____	Map _____	Dwr. _____

CHECKLIST ATTACHED _____

CONSENTS AND PERMISSIONS:

The undersigned owner, or legally authorized agent, hereby consents to necessary and proper inspections of the property that is the subject of this application by agents of the Commission at reasonable times both before and after approval is granted by the Commission.

The undersigned declares all information submitted with this application is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, the approval may be modified, suspended, or revoked by the Commission.

Carol York
Owner's Printed Name

Carol York
Owner's Signature

9/28/2020
Date

Carol York
Applicant's Printed Name

Carol York
Applicant's Signature

9/28/2020
Date

FOR INTERNAL USE ONLY:

- SUBMITTED:
- APPLICATION FEE:
- PROCESSING FEE:
- DATE OF RECEIPT:
- SET P.H. BY:
- PUBLISH LEGAL NOTICE:
- HEARING HELD:
- DECISION BY:
- CONDITIONAL APPROVAL:
- LEGAL NOTICE
- FINAL APPROVAL:
- LEGAL NOTICE:
- LETTER OF DECISION:

- BOND SUBMITTED:
- OPEN SPACE CONVEYED:
- MYLARS FILED:
- ROAD ACCEPTED:
- DEEDS & EASEMENTS FILED:

The Commission has the authority to determine whether a submission constitutes a complete application in accordance with the regulation requirements. If after reviewing a submission, the Commission finds the application to be incomplete in any material respects, it may vote to deny the application. Prior to taking this action, the applicant will be given the opportunity to withdraw the incomplete application. No fees shall be refunded upon withdrawal of an incomplete application.

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APPLICATION FEE CALCULATION SHEET

2.1 Subdivision Application Review. For subdivisions and re-subdivisions, the following fees shall be paid at the time of application to the Planning Commission:

2.1.1	# Lots	<u>1</u>	X \$100.00	<u>100.00</u>
2.1.2	Base Fee			\$750.00
2.1.3	Public Hearing Fee, if applicable (\$1250.00)			<u>1250.00</u>
2.1.4	Design Review Fee -LF new road	<u>0</u>	X \$1.00	<u>0</u>
2.1.5	Professional/Legal Consultations (actual cost)			<u>N/A</u>
2.1.6	State of Conn. Fee			\$60.00
SUBTOTAL				<u>2160</u>

2.2 Subdivision Application Processing and Inspection. Upon approval of a subdivision/ re-subdivision by the Planning Commission, the following fees shall be paid prior to the Chair's signing the approved subdivision plan:

2.2.1	# Lots	<u>1</u>	X \$100	<u>100.00</u>
2.1.2	Base Fee			\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)			<u>0</u>
2.2.4	Inspection Fee - LF of new road		X \$1.00	<u>0</u>
2.2.5	E & S Control Fee - # Lots	<u>1</u>	X \$50.00	<u>50.00</u>
SUBTOTAL				250.00

2.3 Coastal Area Management Review
 # Lots 1 X \$10.00 (\$25.00 min.)

\$25.00

2.4 Application for Revision of Lot Line

~~\$150.00~~

TOTAL FEES

2,585.00 2435⁰⁰

Fees based on Section 2 of the Town Ordinance Establishing Schedule of Fees for Conservation Planning and Zoning Commissions as amended.

Waiver Request 92 Old Black Point Road

1) Section 7 open space (7-2-1)

A waiver is requested for the open space requirement as this is a 2-lot subdivision with less than 10 acres of land. This subdivision is creating one additional lot as the existing house will occupy one of the lots. The new lots will be much larger than the minimum required per the zone and the benefits of any isolated open space of such a small size would not provide any usable open space.

2) Sidewalks 6-12 sidewalk design specification (6-12-2)

A waiver of the sidewalk requirement is requested as this site is not located within any existing subdivision of 10 or more lots or abuts a subdivision with any sidewalks. This site is also located over 6000 feet from a school parcel of land.

3) Section 6-8 Stormwater Management

A Waiver of the Stormwater Management section is requested. The site consists of 3 lots or less and there is a proposed Rain Garden proposed on the one new lot to control the WQV and to treat the runoff. The existing site is already cleared and the overall character of the land will not be significantly altered in the development. The minimal amount of impervious increase will be handled with a new rain garden and any runoff will not impact any downstream areas as the lot will drain across large vegetated surface areas where it will be spread out and not cause any downstream flooding.

4) Section 5-2-2 Cii Preliminary Resource Impact Plan

A Waiver of the Preliminary Resource Impact Plan is requested as this relatively small site has little to no land that has not been developed and/or cleared. The development of the one new lot will not cause any impacts to any Resources on site.

5) Section 5-6 Pesticide Report

No Evidence of Pesticide used on this site therefore no Pesticide report or samples have been prepared.

Abutters to 92 Old Black Point Road

**Bruce C & Holli M Dupius
90 Old Black Point Road
Niantic, CT 06357**

**Holly A. Magna
88 Old Black Point Road
Niantic, CT 06357**

**Old Black Point Associates
Map 08.3 lot 133
Old Black Point Road
Niantic, CT 06357**

**Mailing Address: PO Box 20124
Greensboro, NC 27420**