

From: [Mike Artis](#)
To: [Jennifer Lindo](#); [tedharris@snet.net](#); [Bill Mulholland](#); [Victor Benni](#); [james.covington@covingtonassoci.com](#)
Subject: Re: 159 BPR East Lyme, CT - Civil Set - UPdated Civil 3 Mar 21
Date: Wednesday, March 03, 2021 10:59:08 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jennifer,

As discussed in our conversation, you currently have two versions of the same set of civil plan dtd 01 Mar 21. Both sets are the same with one exception, the 2nd set has a detail of the "Caution Sign" that we are proposing on sht C-601, the last sheet in the set. Both sets contain the following changes:

1. Sidewalk has been added from current Boston Post Rd sidewalk to street side of building
2. Pedestrian way stripping has been added parallel and perpendicular to the driveway side (east side) of building.
3. Speed bumps have been added at the entry to the site near the building and at the rear exit from the parking lot.
4. A "Caution Slowdown Pedestrian Traffic" sign has been placed at the entry to the building.

Please let me know if you need any additional information.

Thanks

Mike

-----Original Message-----

From: Jennifer Lindo <jlindo@eltownhall.com>
To: Ted Harris <tedharris@snet.net>; Bill Mulholland <billm@eltownhall.com>; Victor Benni <vbenni@eltownhall.com>
Cc: Mike Artis <aaaeng@aol.com>
Sent: Wed, Mar 3, 2021 8:39 am
Subject: RE: 159 BPR East Lyme, CT - Civil Set - UPdated Civil 2 Mar 21

Good Morning,

Is the version sent over yesterday afternoon the LAST version of this? I need to get this posted to the website, and in one day I have received two sets of plans, just trying to save myself and others time, as you aren't leaving time for the commission to review the different versions of the plans and they have to try and figure out what the difference is between them as there is no narrative. Whatever is being used at the meeting tomorrow has to be in my hands today by 4 p.m.

Jenn

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

From: Ted Harris <tedharris@snet.net>
Sent: Tuesday, March 02, 2021 1:47 PM
To: Bill Mulholland <billm@eltownhall.com>; Victor Benni <vbenni@eltownhall.com>
Cc: Jennifer Lindo <jlindo@eltownhall.com>
Subject: FW: 159 BPR East Lyme, CT - Civil Set - UPdated Civil 2 Mar 21

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Citrix Attachments Expires August 29, 2021

159 BPR East Lyme CT_3.2.2021 Public Hear...Set.pdf	8.3 MB
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[Download Attachments](#)

Ted Harris uses Citrix Files to share documents securely.

From: Mike Artis <aaaeng@aol.com>
Sent: Tuesday, March 2, 2021 1:32 PM
To: [tedharris@snet.net](#)
Subject: Re: 159 BPR East Lyme, CT - Civil Set - UPdated Civil 2 Mar 21

Ted,

This civil set has the Caution Sign. We should use this set for submission.

Mike

-----Original Message-----

From: Ted Harris <tedharris@snet.net>
To: Mike Artis <aaaeng@aol.com>
Sent: Mon, Mar 1, 2021 3:59 pm
Subject: RE: 159 BPR East Lyme, CT - UPdated Civil and Site Lighting Plan

Looks good...but I did not see the sign the Vic wanted...I may have missed it..

From: Mike Artis <aaaeng@aol.com>
Sent: Monday, March 1, 2021 3:37 PM
To: [tedharris@snet.net](#)
Subject: Re: 159 BPR East Lyme, CT - UPdated Civil and Site Lighting Plan

Ted,

The updated drawings are attached as discussed.

We decided to go with two speed bumps, one on each end of the building and change the sign to pedestrian way - slow, no speed limit..

Please forward to Victor. We are looking for the meeting on Thursday of this week. Please advise.

Thanks,

Mike

-----Original Message-----

From: Ted Harris <tedharris@snet.net>
To: Mike Artis <aaaeng@aol.com>
Sent: Wed, Feb 24, 2021 3:42 pm

Subject: FW: FW: 159 BPR East Lyme, CT

FYI Sorry for all the forwards, Bill forwarded it to me at an email address I never use. I just accidentally opened it on my phone a few minutes ago. We probably should adhere to Victor's comments as to the speed bumps and signage. Let me know if you have any questions.

From: theodore harris <tedharris1149@gmail.com>
Sent: Wednesday, February 24, 2021 3:38 PM
To: OFFICE <tedharris@snet.net>
Subject: Fwd: FW: 159 BPR East Lyme, CT

----- Forwarded message -----
From: Bill Mulholland <billm@eltownhall.com>
Date: Wed, Feb 24, 2021, 1:47 PM
Subject: FW: 159 BPR East Lyme, CT
To: theodore harris <tedharris1149@gmail.com>

fyi

From: Victor Benni <vbenni@eltownhall.com>
Sent: Wednesday, February 24, 2021 11:47 AM
To: Bill Mulholland <billm@eltownhall.com>
Cc: Jennifer Lindo <jindo@eltownhall.com>
Subject: FW: 159 BPR East Lyme, CT

Bill,

Per the comments raised during the recent Public Hearing, and subsequent Drawing Set update, I offer the following:

1. Proposed sidewalk from Boston Post Road to front of the building: No issue; a sidewalk detail has already been included on Sheet C-60 of the Drawing Set.
2. Striping in front and perpendicular to the building: No issue.
3. Signage for pedestrian area; caution sign with 10 mph speed limit: It is my opinion that the small size of this site does not justify setting a speed limit sign. During busy times, even 10 mph may be an excessive rate of speed. I do encourage a "caution" sign be set and offer the example below as option to be considered:

4. Three speed bumps in front of the building: No objection, however the short distance between the speed bumps may cause for more driver distraction. One speed bump and properly placed "Caution" sign(s) should be sufficient.

Please feel free to contact me if you have any questions or require any additional information.

Regards,

Victor Benni, P.E.
Town Engineer

Town of East Lyme
(860) 691-4112

From: Mike Artis <aaaeng@aql.com>
Sent: Monday, February 22, 2021 4:34 PM
To: tedharris@snet.net; Victor Benni <vbenni@eltownhall.com>; Bill Mulholland <billm@eltownhall.com>
Cc: james.covington@covingtonassoc.com
Subject: Fwd: 159 BPR East Lyme, CT

Victor,
Please see the attached updated plan in response to the comments from the recent public hearing. We have added
1. Sidewalk from BPR to front of building
2. Striping in front of building - 3 ft parallel and 6 ft in front perpendicular
3. Signage for pedestrian area, we propose caution sign with speed limit 10 mph.
4. 3 speed bumps in front of building.
Please give us your thoughts on this revised layout.
Thank you,
Mike Artis

From: Trey Dawkins <trey.dawkins@covingtonassoc.com>
Date: Monday, February 22, 2021
Subject: 159 BPR East Lyme, CT
To: Mike Artis <aaaeng@aql.com>
Cc: James Covington <james.covington@covingtonassoc.com>

Mike,

Attached please find our modified site plan. Feel free to contact us if additional information is needed.

Thanks,

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Trey Dawkins
Covington & Associates
Reshaping Reality
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