

# CLA Engineers, Inc.

Civil • Structural • Survey

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August 5, 2021

Mr. Gary Goeschel II  
Director of Planning &  
Conservation/Wetlands Officer  
Town of East Lyme  
PO Box 519  
Niantic, CT 06357

RE: Proposed Residential Conservation Subdivision  
Roxbury Road (Map 16.1, Lot43-1)  
CLA-6359  
Project Narrative

Mr. Goeschel:

CLA Engineers, Inc. has prepared the attached subdivision plans and application for a proposed residential conservation subdivision on behalf of Mel Wiese of Roxbury Road LLC. The subject property is approximately 8.61 acres in total located along Roxbury Road across from the Town Transfer Station (no property address was available, Map 16.1, Lot 43-1). The existing site is primarily undeveloped woodland, with a portion of the site disturbed for a gravel access drive and areas for septic system preparation work.

The proposed development is in the RU-40 zone. In total the subdivision will be 5 residential lots designed in accordance with the Town Conservation Design Development Subdivision Regulations with a portion set aside for open space. The 5 residential lots will be served by municipal water and will include individual onsite septic systems. The lots will have either individual driveways or have a common driveway as shown on the attached subdivision plans. There is no proposed public or private roadway. The total area of disturbance for the proposed development is 4.6 acres. Approximately 2.94 acres or 34.1% of the property have been set aside as open space, exceeding the minimum 30% required by the regulations.

The subdivision plan set, and a summary of design reports are attached. Please feel free to call me at our office or email me at [khaubert@claengineers.com](mailto:khaubert@claengineers.com) with any questions or comments.

Very truly yours,  
**CLA Engineers, Inc.**



Kyle Haubert, P.E.