

APPLICATION NO. \_\_\_\_\_



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

APPLICATION TYPE: Subdivision  x  Re-Subdivision \_\_\_\_\_ Subdivision Modification \_\_\_\_\_  
POCD Amendment \_\_\_\_\_ Subdivision Amendment \_\_\_\_\_

NAME OF SUBDIVISION:  ROXBURY ROAD SUBDIVISION

PROPOSED ROAD NAME(S):  NOT APPLICABLE  LENGTH \_\_\_\_\_ l.f.  
*(attach list if more than one)*

PROPERTY LOCATION: *(attach 8 1/2 x 11 location map)*  ATTACHED

APPLICANT:  ROXBURY ROAD LLC (MEL WIESE)

Address:  282 FRANKLIN STREET  Phone:  860-889-4973  Fax:  860-889-5035   
 NORWICH, CT 06360  e-mail:  MEL@WIESE-CONSTRUCTION.COM

OWNER:  ROXBURY ROAD LLC (MEL WIESE)

Address:  282 FRANKLIN STREET  Phone:  860-889-4973  Fax:  860-889-5035   
 NORWICH, CT 06360  e-mail:  MEL@WIESE-CONSTRUCTION.COM

PRIMARY CONTACT /AGENT :  MEL WIESE

Address:  282 FRANKLIN STREET  Phone:  860-889-4973  Fax:  860-889-5035   
 NORWICH, CT 06360  e-mail:  MEL@WIESE-CONSTRUCTION.COM

ASSESSOR'S MAP(S) & LOT(S)  16.1 / 43-1  TOTAL ACRES  8.61 AC.

ZONING DISTRICT(S)  RU-40  CONV./O.S. (circle one) CAM  NO  # LOTS  5

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

WATER SUPPLY  PUBLIC  SEWAGE DISPOSAL  ON SITE SEPTIC   
*(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)*

CONSERVATION COMMISSION APPLICATION: \_\_\_\_\_ PERMIT#: \_\_\_\_\_

WAIVER(S) REQUESTED: *(attach letter)*  NONE

ZONING VARIANCES: *(attach copy from land records)*  NONE

PLANS PREPARED BY (Engineer/Surveyor):  CLA ENGINEERS, INC. (KYLE HAUBERT, P.E.)

Address:  317 MAIN STREET  Phone:  860-886-1966  Fax:  860-886-9165   
 NORWICH, CT 06360  e-mail:  khaubert@claengineers.com

ATTORNEY: NONE

Address: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
\_\_\_\_\_ e-mail: \_\_\_\_\_

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

NOT APPLICABLE Map \_\_\_\_\_ Dwr. \_\_\_\_\_  
\_\_\_\_\_ Map \_\_\_\_\_ Dwr. \_\_\_\_\_  
\_\_\_\_\_ Map \_\_\_\_\_ Dwr. \_\_\_\_\_

CHECKLIST ATTACHED  X

**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.

ROXBURY ROAD LLC (MEL WIESE) \_\_\_\_\_ 8/5/21  
Owner's Printed Name Owner's Signature Date

ROXBURY ROAD LLC (MEL WIESE) \_\_\_\_\_ 8/5/21  
Applicant's Printed Name Applicant's Signature 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:

## SUBDIVISION APPLICATION CHECKLIST

- x   Original & 1 copy application form
- x   12 copies 11" x 17" at no less than 1inch = 200 feet
- x   10 copies of all maps required by Sec 4-1-6 through 4-1-8 and 4-1-12.
- x   Application Fee
- N.A.   Waiver Request, if applicable
- x   Design Report \* TO BE SUBMITTED
  - x   Natural & Cultural Resources Map (4-1-4)
  - \*   Archaeological Survey (5-11)
  - x   Biological Survey
  - x   Soil Scientist's Report
  - x   Pesticide Report (5-10)
  - x   Yield Plan showing Conventional layout
  - x   Cluster/Conservation Design (for subdivisions > 20 acres)
  - x   Choice of Design Option Report & Narrative
  - x   Open Space Report Narrative
  - x   Zoning Compliance Chart
  - N.A.   Traffic Report (>100 lots & non-residential)
  - \*   Sewage Disposal Report ((5-5)
  - \*   Water Supply Report ((5-6)
  - x   Stormwater Management Plan / Hydrological Report (5-7)
    - x   Drainage calcs. W/map showing proposed drainage areas
- x   Record Subdivison Plan (5-1)
- x   Site Development Plan (Grading & E&S)
- N.A.   Road Construction (Plan & Profile)
- x   Construction Plans
- N.A.   CAM application if applicable
- \*   Easements and Deeds
- N.A.   Construction Cost Estimate for Public Improvements
- x   List of Adjacent Property Owners
- N.A.   Notification of Adjacent Property Owners (Certificates of Mailing) if public hearing
- \*   Post Sign

### **Review By Others:**

- x   East Lyme Inland Wetlands Agency
- N.A.   Regional Planning Commission (abuts or straddles an adjacent municipality)
- N.A.   Adjacent Municipality (abuts or straddles an adjacent municipality)
- N.A.   Environmental Review Team
- N.A.   CT Department of Public Health (if located w/in public water supply aquifer protection area)

*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.*

### 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>  5  </u> X \$100.00	<u>  \$500.00  </u>
2.1.2	Base Fee	\$750.00
2.1.3	Public Hearing Fee, if applicable (\$1250.00)	<u>  0  </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>  T.B.D.  </u>
2.1.6	State of Conn. Fee	\$60.00
<b>SUBTOTAL</b>		<u>  \$1,310.00  </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 _____ X \$100	_____
2.1.2	Base Fee	\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)	_____
2.2.4	Inspection Fee - LF of new road _____ X \$1.00	_____
2.2.5	E & S Control Fee - # Lots _____ X \$50.00	_____
<b>SUBTOTAL</b>		_____

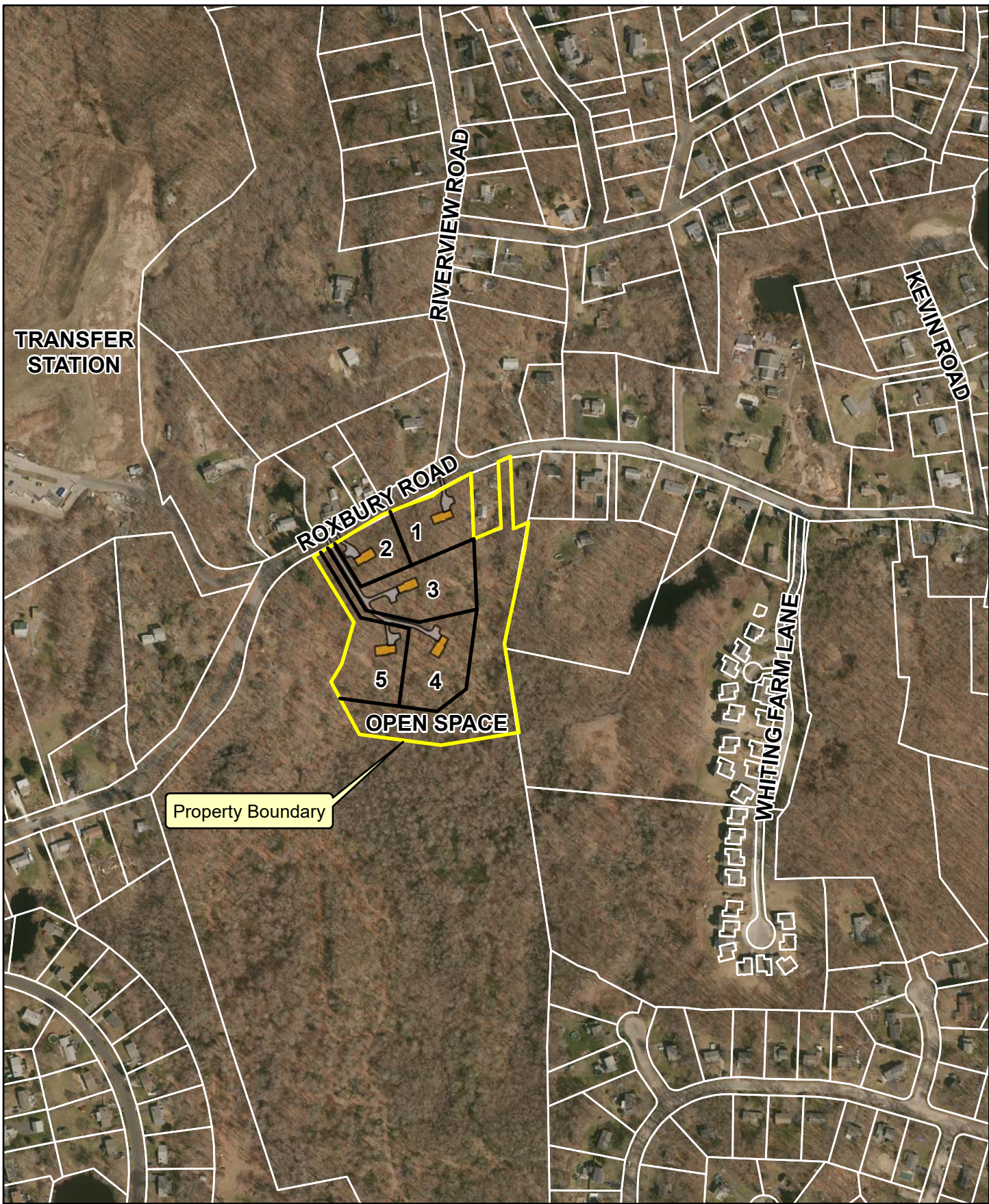
**2.3 Coastal Area Management Review**

# Lots \_\_\_\_\_ X \$10.00 (\$25.00 min.) \_\_\_\_\_

**2.4 Application for Revision of Lot Line** \$150.00

**TOTAL FEES** \_\_\_\_\_

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



**CLA Engineers, Inc.**  
 CIVIL • STRUCTURAL • SURVEYING  
 317 Main Street    Norwich, Connecticut  
 860-886-1966    claengineers.com

**AERIAL LOCATION MAP**

*Proposed Residential  
 Conservation Subdivision  
 Roxbury Road, East Lyme, Connecticut*

DATE: Aug. 5, 2021  
 SCALE: 1 in = 400 ft  
 SOURCE: CTECO



**FIGURE**

**1**

# CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

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.

# CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

Proposed Residential Conservation Subdivision  
Roxbury Road (Map 16.1, Lot 43-1)

## **Design Report Summary**

August 5, 2021

### Natural & Cultural Resource Map

A natural & Cultural Resource map is included in the Subdivision Plan Set.

### Archaeological Survey

The subdivision plans have been submitted to the State Archaeologist for review. A copy of the review letter will be provided.

### Biological Survey

The subject property is not located within a CTDEEP Natural Diversity Database Area (June 2021 map), or critical habitat.

### Soil Scientist Report

A wetland and site soils report by Robert Russo is attached that describes the existing onsite soil conditions, wetland characteristics and functions. The development has been approved by the Inland Wetland Agency on January 27, 2020.

### Pesticide Report

The current owner has not used the property for farming activities, and has not used pesticides on the property. The owner has indicated that they have no knowledge of the property being used for farming in the past. A review of available historic aerial imagery does not indicate that the property was used for farming. Based on the soil conditions onsite, it is unlikely that the property was used for farming. It does not appear that the property was ever classified as farm land, and in our opinion the use of pesticide on the property is unlikely.

### Yield Plan / Conventional Layout

A yield plan / conventional layout map is included in the Subdivision Plan Set.

### Cluster/Conservation Design

The proposed subdivision is more than 4 lots and has been designed in accordance with the Conservation Design Development, as required by Section 23 of the Zoning Regulations.

### Open Space Report Narrative

The proposed open space was located to help protect the inland wetland system bordering the property and the associated upland areas. The proposal is to leave the open space in its natural state. The location of the open space allows for direct access to Roxbury Road via an existing access strip that will remain with the open space parcel.

The proposed subdivision sets aside 2.94 acres of the total 8.61 acres as open space. The open space calculations and the land characteristic calculations are included in the subdivision plan set and are summarized as follows:

	Required	Provided
Open Space Area:	30%	34.1%
Max. Wetland or Steep Slopes:	50%	38.8%

The method of open space conveyance is to be determined.

#### Zoning Compliance Chart

A zoning compliance chart is included in the Subdivision Plan Set.

#### Sewage Disposal Report

The proposed lots will utilize onsite septic systems. Soils testing and site preparation work has been coordinated with the Ledge Light Health District. The subdivision plans have been submitted for review. A copy of the final review/site suitability letter will be provided.

#### Water Supply Report

The proposed lots will connect to the public water supply water main located within Roxbury Road. The subdivision plans will be submitted to the Town Water Department for review. A copy of the review letter will be provided.

#### Stormwater Management Plan / Hydrological Report

A drainage and stormwater management report is attached separately. As outlined in the report, there is no proposed increase in peak stormwater flow rates, or runoff volume from the site.

The report summarizes stormwater management requirements during construction and post construction, including operations and maintenance guidance.

An erosion and sedimentation control narrative, stormwater management plan and construction details are included on the subdivision plans. Erosion and sedimentation controls and construction activities will be in compliance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.