

Check # 9482

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: Pattagansett Preserve at Nottingham Hills

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)* 121 Upper Pattagansett Road

APPLICANT: Kristen Clarke, P.E.

Address: 20 Risingwood Drive **Phone:** 434-409-9515 **Fax:** n/a
Bow, NH 03304 **e-mail:** kristentclarke@gmail.com

OWNER: Cold Spring Lot Management

Address: 18 Drabik Road **Phone:** 860-691-4572 **Fax:** _____
East Lyme, CT 06333 **e-mail:** _____

PRIMARY CONTACT /AGENT : Paul Geraghty, Esq.

Address: 38 Granite Street **Phone:** 860-447-8077 **Fax:** 860-447-9833
New London, CT 06320 **e-mail:** pgeraghty@geraghtybonnono.com

ASSESSOR'S MAP(S) & LOT(S) 35.0-44 **TOTAL ACRES** 63.86

ZONING DISTRICT(S) RU-40 **CONV./O.S.** (circle one) **CAM** n/a **# LOTS** 8

FLOOD ZONE _____ **AQUIFER** _____ **W/IN 500' TOWN BOUNDARY** n/a **FARM LAND** n/a

WATER SUPPLY private well **SEWAGE DISPOSAL** 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)* _____

ZONING VARIANCES: *(attach copy from land records)* n/a

PLANS PREPARED BY (Engineer/Surveyor): Gerwick-Mereen

Address: 191 Boston Post Road **Phone:** 860-442-2201 **Fax:** 860-442-2205
East Lyme, CT 06333 **e-mail:** jp@gerwickmereen.com

ATTORNEY: Paul Geraghty

Address: 38 Granite Street
New London, CT 06320

Phone: 860-447-8077 Fax: 860-447-9833
e-mail: pgeraghty@geraghtybonnono.com

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

Lot line revision 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.

John Drabik
Owner's Printed Name

John Drabik
Owner's Signature

08/04/2021
Date

Kristen Clarke, P.E.
Applicant's Printed Name

Kristen Clarke
Applicant's Signature

8/4/2021
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.

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>8</u> X \$100.00	<u>800.00</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 _____ X \$1.00	<u>n/a</u>
2.1.5	Professional/Legal Consultations (actual cost)	<u>n/a</u>
2.1.6	State of Conn. Fee	\$60.00
SUBTOTAL		<u>2860.00</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 <u>8</u> X \$100	<u>800.00</u>
2.1.2	Base Fee	\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)	<u>n/a</u>
2.2.4	Inspection Fee - LF of new road _____ X \$1.00	<u>n/a</u>
2.2.5	E & S Control Fee - # Lots _____ X \$50.00	<u>n/a</u>
SUBTOTAL		<u>900.00</u>

2.3 Coastal Area Management Review

	# Lots _____ X \$10.00 (\$25.00 min.)	<u>n/a</u>
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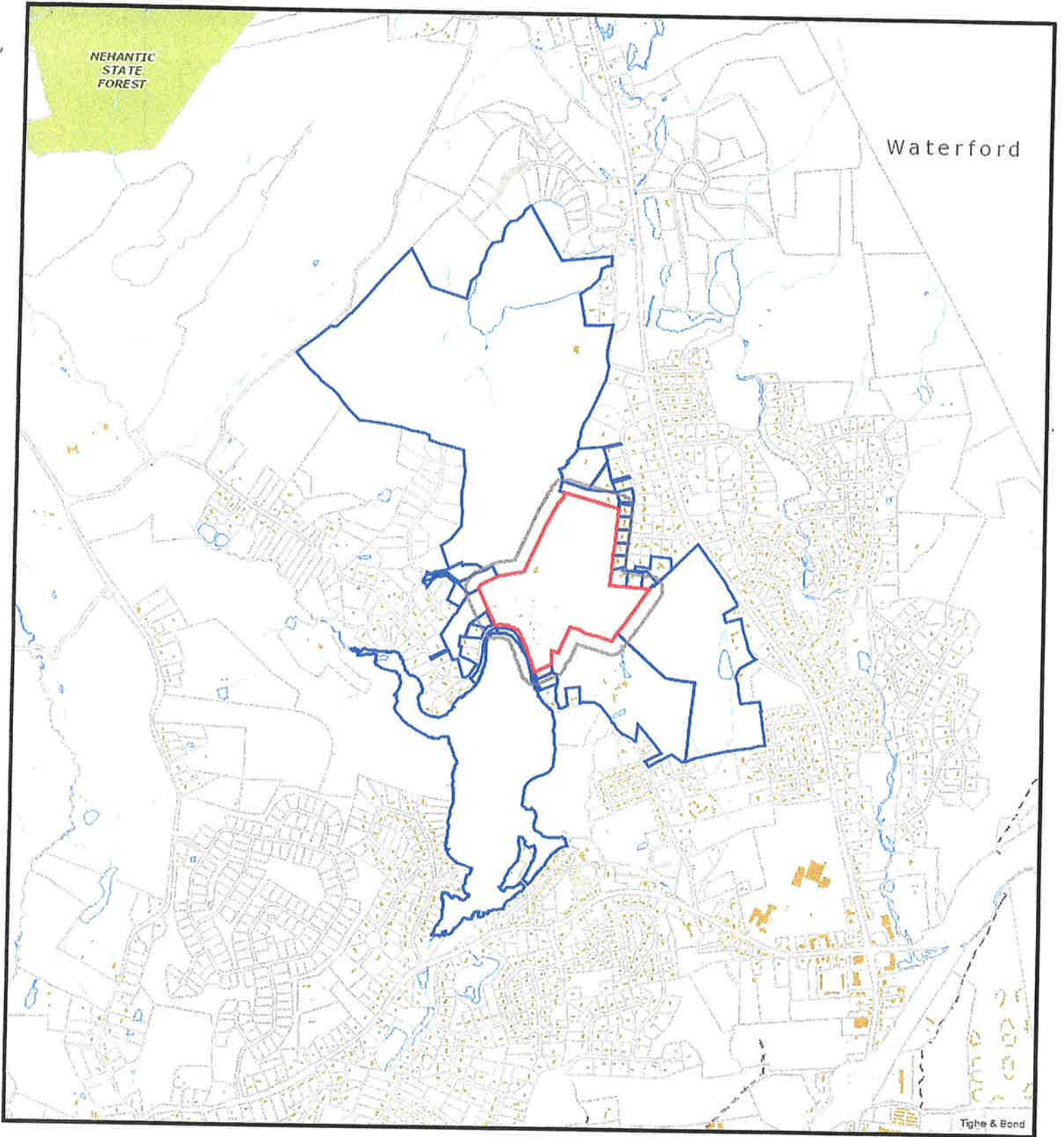
2.4 Application for Revision of Lot Line

\$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.

35.0 2 BOOTH JAMES ROBERT & 130 WAWECUS HILL RD BOZRAH, CT 06334	35.0 31-9 BRIGGS WILLIAM F & 1 KENSINGTON DR EAST LYME, CT 06333	35.0 44 COLD SPRING LOT MGT LLC 18 DRABIK RD EAST LYME, CT 06333
35.0 1 COLD SPRING LOT MGT LLC 18 DRABIK RD EAST LYME, CT 06333	35.0 45 CONNECTICUT STATE OF STATE OFFICE BLDG HARTFORD, CT 06106	36.1 11 DRABIK JOHN H 18 DRABIK RD EAST LYME, CT 06333
40.0 5 EAST LYME TOWN OF PO BOX 519 NIANTIC, CT 06357-0519	35.2 4 FOLTZ PATRICK E 828 COLONEL LEDYARD HWY LEDYARD, CT 06339	35.2 3 FOLTZ PATRICK E 828 COLONEL LEDYARD HWY LEDYARD, CT 06339
35.0 42 GESINO FRANK E & JENINE D 133 UPPER PATTAGANSETT EAST LYME, CT 06333	35.0 39 GIRL SCOUTS OF 20 WASHINGTON AVE NORTH HAVEN, CT 06473	40.4 11 HENRY JOHN & 7 VILLAGE CT EAST LYME, CT 06333
40.4 18 HINTZE WILLIAM D JR & 20 VILLAGE DR EAST LYME, CT 06333	35.2 6 INN AT WHITE GATE FARM PO BOX 250 EAST LYME, CT 06333	40.4 16 KALAJAINEN KIMBERLY A 16 VILLAGE DR EAST LYME, CT 06333
35.0 31-8 LINDA M GARDNER REVO 2 ABERDEEN CT EAST LYME, CT 06333	40.4 13 MCLLARKY LESLIE M & 3 VILLAGE CT EAST LYME, CT 06333	35.2 5-1 MORAN RONALD K 4 CENTER RD WATERFORD, CT 06385
35.2 2-1 MORAN RONALD K 4 CENTER RD WATERFORD, CT 06385	40.4 9 PERRY JESSICA 8 VILLAGE COURT EAST LYME, CT 06333	40.4 12 PIPER JARED L & MARY A 5 VILLAGE COURT EAST LYME, CT 06333
40.4 17 SEMPRONI ANTHONY R & 18 VILLAGE DR EAST LYME, CT 06333	40.4 20 SHAW MARK B & ELIZABETH 1006 WHITFIELD POINT RD ANDERSON, SC 29626	40.4 8 SHILOH BAPTIST CHURCH 1 GARVIN ST NEW LONDON, CT 06320
35.0 43 SIBORG RICHARD J & SHEILA 129 UPPER PATTAGANSETT EAST LYME, CT 06333	40.4 10 STULTZ ADAM & NICOLLE 10 VILLAGE CT EAST LYME, CT 06333	35.0 31-10 SZETO KYLAN & 3 KENSINGTON DR EAST LYME, CT 06333
40.2 2 VAGE SATYANARAYANA R & 32 VILLAGE DR EAST LYME, CT 06333	40.4 14 WHRITENOUR ANDREW R & 1 VILLAGE COURT EAST LYME, CT 06333	40.4 15 ZUMMO MICHAEL & KRISTIN 14 VILLAGE DR EAST LYME, CT 06333

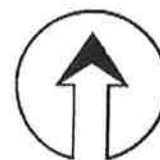


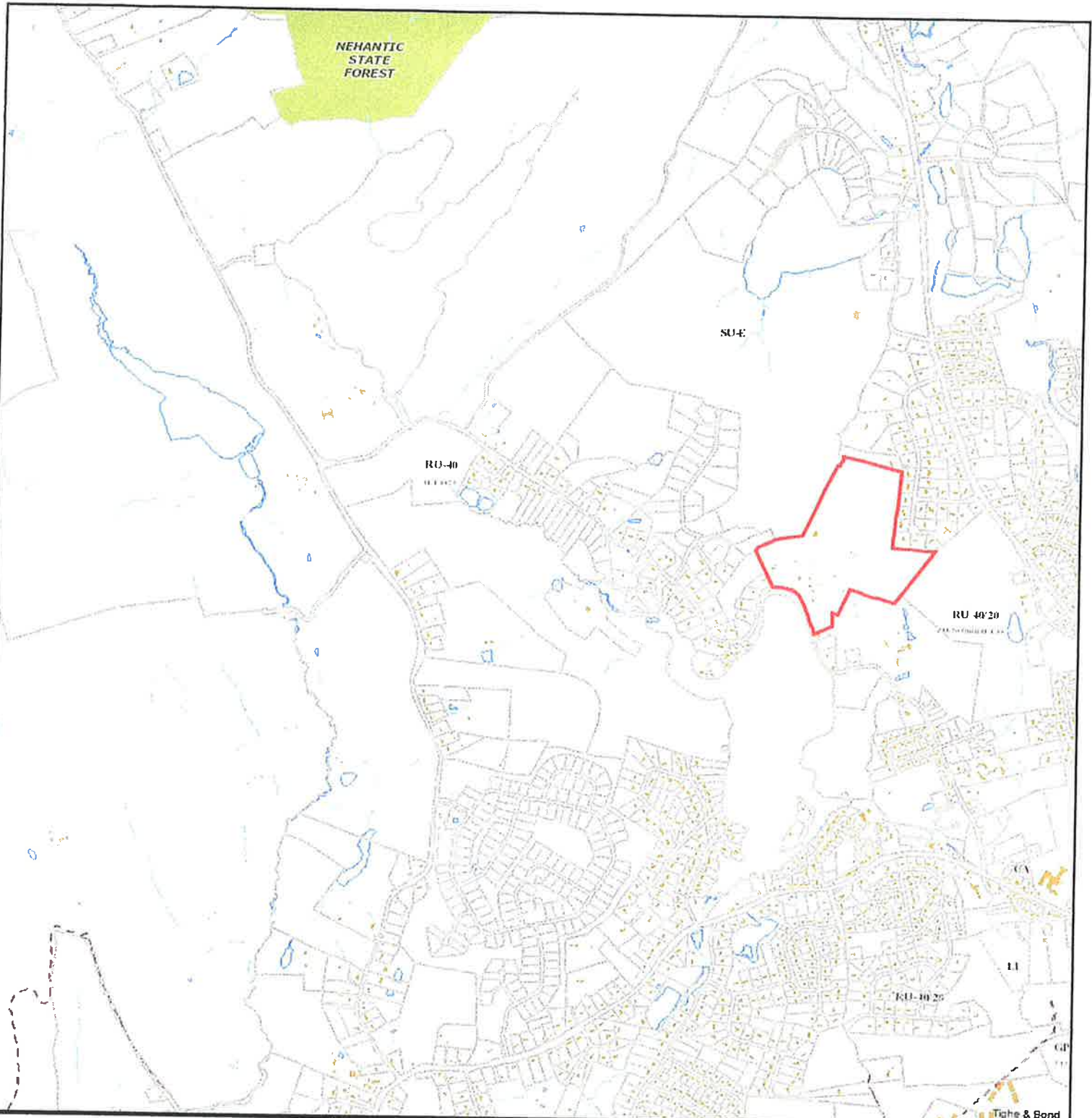
6/19/2021 8:40:02 AM

Scale: 1"=2000'

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.





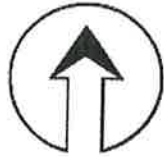
121 UPPER

6/13/2021 6:05:32

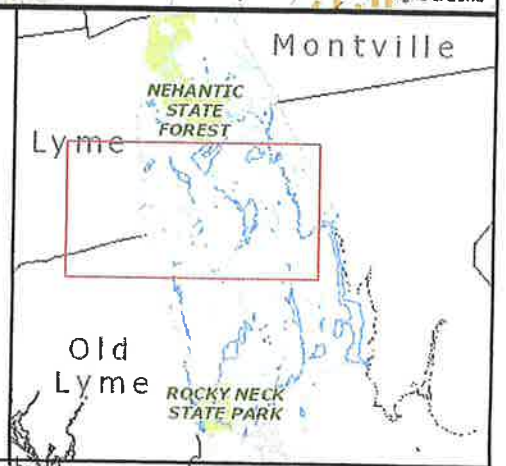
1"=2000'

Property Information

Parcel ID	35.0 44
Address	121 UPPER
Sale Price	\$843,146.00



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Tight & Bond

Geraghty & Bonnano, LLC

Attorneys at Law

PAUL M. GERAGHTY*
MICHAEL S. BONNANO
JOHANNA McCORMICK
MARK A. DUBOIS†
JONATHAN E. FRIEDLER††

*Also Admitted in New York
† Board Certified, Trial Advocate
†† Also Admitted in Massachusetts and North Dakota

August 6, 2021

HAND DELIVERED

Gary Goeschel
Director of Planning
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Subdivision Application
Pattagansett Preserve at Nottingham Hills
AKA Nottingham Hills Subdivision Phase 5
121 Upper Pattagansett Road

Dear Mr. Goeschel:


Enclosed please find an application for a subdivision of the above referenced property together with a check for the required application fee in the amount of \$2860.00.

I also enclose the following:

1. Two (2) 24" x 36" and twelve (12) 11" x 17" plans titled "Nottingham Hills Subdivision Phase 5 Prepared for Kristen T. Clarke, P.E., English Harbour Asset Management LLC, 1712 Pioneer Avenue, Suite 1939, Cheyenne, WY. 82001.
2. Abutters List.
3. Design Report.

Please feel free to contact me should we need to discuss these plans or the other enclosures in further detail.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Paul M. Geraghty