

From: [Paul Geraghty](#)
To: [Gary Goeschel](#)
Cc: [Jennifer Lindo](#); kristentclarke@gmail.com; [Alex Klose](#)
Subject: RE: Upper Kensington lot 27
Date: Wednesday, June 8, 2022 8:44:10 AM

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Gary, thanks for the memo. In light of this I am going to ask the hearing be opened but continued so we have time to address these issue and LLDH response which I received yesterday. Paul.

From: Gary Goeschel [mailto:ggoeschel@eltownhall.com]
Sent: Tuesday, June 7, 2022 4:54 PM
To: Paul Geraghty <pgeraghty@geraghtybonnano.com>
Cc: Jennifer Lindo <jlindo@eltownhall.com>; kristentclarke@gmail.com; Alex Klose <aklose@eltownhall.com>
Subject: FW: Upper Kensington lot 27

Good afternoon Paul,

I received correspondence from Alex Close, the Town Engineer. Please see the his comments below. As you are requesting a waiver from the Section 6-8, Stormwater Management, the application must demonstrate that the water quality of the receiving aquifer, wetland or watercourse is not adversely affected and that the proposed development will not cause or exacerbate downstream flooding.

While the infrastructure was previously approved, the application proposes adding two-additional houses that were not previously contemplated. As such, I would concur with the Town Engineer's suggestion to submit a map showing the location of the proposed homes and their associated grading such that all drainage associated with the dwellings flow to the rear of the proposed lots. In addition, a map showing the drainage areas, the amount of impervious surface draining to each drainage area previously approved as part of the Nottingham Hills Subdivision Phase 3 Re-subdivision Application versus a map of the proposed conditions which, should show/demonstrate that there is a reduction in the run off as indicated in the letter from Kristen, would certainly help clarify this for the Commission.

If you have any questions regarding this email or any of the Subdivision Regulations, please do not hesitate to contact me.

Best Regards,
Gary

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ggoeschel@eltownhall.com

From: Alex Klose <aklose@eltownhall.com>
Sent: Tuesday, June 7, 2022 2:13 PM
To: Gary Goeschel <ggoeschel@eltownhall.com>
Cc: Jennifer Lindo <jlindo@eltownhall.com>
Subject: FW: Upper Kensington lot 27

Gary,

I read through the attached. As I understand it the lot was previously designed with one house in mind, now there are three? I would highly recommend for the ease of the commission understanding this waiver request that the applicant produce some sort of graphic/map that demonstrates what was written in the letter.

My recommendation would be a map showing the drainage areas and amount of impervious that was draining to each discharge as approved under the original subdivision versus a map of the proposed conditions and how the amount of imperious was reduced or where it was re-directed.

I think ultimately understanding this from the response letter and all the exhibits attached with it and the original application would be a daunting task for the commission. Some sort of graphic would make this so much clearer.

Alex

From: Paul Geraghty <pgeraghty@geraghtybonnano.com>
Sent: Monday, June 6, 2022 10:11 AM
To: Gary Goeschel <ggoeschel@eltownhall.com>; Alex Klose <aklose@eltownhall.com>; Jennifer Lindo <jlindo@eltownhall.com>
Cc: kristentclarke@gmail.com
Subject: Upper Kensington lot 27

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Gary and Alex attached is my client's response to Alex's comments on the application. With regard to the sidewalk issue, I reviewed the original approval and the commission waived the requirements for sidewalks in this phase. That said the regulations (6-12-1) would only require sidewalks, absent the prior waiver, if as in this case, the resubdivision was within 500 feet of existing sidewalks. That is not the case here as there are no other sidewalks in the sub division and none on Upper Pattagansett. Moreover, Section 6-12-2 is also not applicable as the parcel subject to the application is further than 6000 feet from the school property by way of the crow. I will provide a written

request for the waiver, though I don't think it's required because the requirement was previously waived by the commission along with the statement on solar consideration as well as the buffer requirement.

Paul.

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