



**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: Holmes Road

PROPOSED ROAD NAME(S): n/a LENGTH _____ l.f.
(attach list if more than one)

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

APPLICANT: Shelly Harney & Kristen Clarke, P.E.

Address: 207 Clarendon Avenue Phone: 860-227-1301 Fax: _____
Southport, NC 28461 e-mail: sfharney@gmail.com

OWNER: Port Side Holdings, Inc. *

Address: 207 Clarendon Avenue Phone: _____ Fax: _____
Southport, NC 28461 e-mail: sfharney@gmail.com
*tenant in common with English Harbour Capital Partners, LLC

PRIMARY CONTACT /AGENT : James Bernardo

Address: 102A Spithead Road Phone: 860-447-0236 Fax: _____
Waterford, CT 06385 e-mail: jim@jbsurvey.com

ASSESSOR'S MAP(S) & LOT(S) 55.0-3.1 TOTAL ACRES _____

ZONING DISTRICT(S) RU-80 CONV./O.S. (circle one) CAM _____ # LOTS 3 new

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

WATER SUPPLY on-site SEWAGE DISPOSAL on-site
(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)* see attached cover letter

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

PLANS PREPARED BY (Engineer/Surveyor): James Bernardo

Address: 102A Spithead Road Phone: 860-447-0236 Fax: _____
Waterford, CT 06385 e-mail: _____

Ex "A"

pd \$2160.00
ck# 2032

ATTORNEY: Paul Geraghty, Esq.

Address: 38 Granite Street
New London, CT 06320

Phone: 860-447-8077
e-mail:

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

PROPERTY HAS NEVER BEEN SUBDIVIDED

Map _____ Dwr. _____

Lot line modification plan recorded 12/27/2021

Map 226 Dwr. 8

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.

Port Side Holdings, Inc.
Owner's Printed Name

Shelly Harney
Owner's Signature

1/3/23
Date

Shelly Harney
Applicant's Printed Name

Shelly Harney
Applicant's Signature

1/3/23
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:

ATTORNEY: Paul Geraghty, Esq.
Address: 38 Granite Street Phone: 860-447-8077 Fax: _____
New London, CT 06320 e-mail: pgeraghty@geraghtybonnano.com

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

PROPERTY HAS NEVER BEEN SUBDIVIDED Map _____ Dwr. _____
Lot line modification plan recorded 12/27/2021 Map 226 Dwr. 8
_____ Map _____ Dwr. _____

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English Harbour Capital Partners LLC Kristen Clarke 4/30/2023
Owner's Printed Name Owner's Signature Date

Kristen Clarke Kristen Clarke 4/30/2023
Applicant's Printed Name Applicant's Signature Date

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PROCESSING FEE:
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PUBLISH LEGAL NOTICE:
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DECISION BY:
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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>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> </u>
2.1.4	Design Review Fee -LF new road <u> </u> X \$1.00	<u>n/a</u>
2.1.5	Professional/Legal Consultations (actual cost)	<u> </u>
2.1.6	State of Conn. Fee	\$60.00
	SUBTOTAL	<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 <u>5</u> X \$100	<u>500.00</u>
2.1.2	Base Fee	\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)	<u> </u>
2.2.4	Inspection Fee - LF of new road <u> </u> X \$1.00	<u> </u>
2.2.5	E & S Control Fee - # Lots <u>5</u> X \$50.00	<u>250.00</u>
	SUBTOTAL	<u>\$850.00</u>

2.3 Coastal Area Management Review
 # Lots X \$10.00 (\$25.00 min.) \$2,160.00

2.4 Application for Revision of Lot Line \$150.00

TOTAL FEES \$2,160.00

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

**PROPOSED NEHANTIC HIGHLANDS SUBDIVISION
AJACENT PROPERTY OWNERS
HOLMES ROAD/UPPER WALNUT HILL ROAD**

**1) Federal Home Loan Mortgage Corporation
8200 Jones Beach Drive
McLean, VA 22102-3110**

**2) Sheila Burke, Trustee
11 Smith Avenue
Niantic, CT 06357**

**3) Carol Giese
49 Holmes Road
East Lyme, CT 06333**

**4) Terrence & Virginia Casey
65 Holmes Road
East Lyme, CT 06333**

**5) Holmes Road Reserve LLC
121 Rhode Island Avenue
Washington, D.C. 20002**

**6) Paul & Dorothy Smith
17 Faulkner Drive
Quaker Hill, CT 06375**

**7) East Lyme Land Trust, Inc.
P.O. Box 831
East Lyme, CT 06333**

Kristen T. Clarke P.E.
20 Risingwood Drive
Bow, New Hampshire 03304

April 30, 2023

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

Re: Nehantic Highlands Subdivision
Holmes Road/Upper Walnut Hill Road

Dear Mr. Goeschel,

Enclosed please find the following regarding the above referenced proposed subdivision;

- 1) The Subdivision Application
- 2) The application fee and the application fee worksheet.
- 3) 2 full size sets of the ten page original stamped and signed Subdivision Plans together with 10-11" x 17" copies thereof.
- 4) A Stormwater Management Plan & Drainage Calculations prepared by May Engineering LLC.
- 5) The Design Report for the proposed subdivision prepared by the undersigned.
- 6) The Site Context Plan required by Section 5-2-2 (A) of the Subdivision Regulations
- 7) The Natural & Cultural Resources Plan required by Section 5.2.2 (B) of the subdivision regulations.

As I address in the Design Report this property has never been subdivided and thus no public hearing is required.

Sincerely,


Kristen Clarke
Kristen Clarke P.E., Co-Applicant

Cc Jim Bernardo LS
Tim May PE
Paul Geraghty, Esq
Shelly Harney