

Gary Goeschel

From: James Bernardo <jim@jbsurvey.com>
Sent: Thursday, January 4, 2024 10:45 AM
To: Gary Goeschel
Subject: RE: Marku Resubdivision 220 Pennsylvania Avenue, Niantic, CT

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Gary,

Thank you for the condensed comments for this project. My revised plans dated 1-3-2024 should address all of your comments. In **red** below you will find my response to facilitate your review.

1. Section 4-2-12 requires a construction Sequence Report for the completion of the improvements in conformance with Section 5-3 to be submitted. **A brief construction sequence was added to sheet S-05.**
2. Section 4-2-30) requires an Open Space Report consisting of a Narrative indicating how the proposed Open Space dedication meets the objectives outlined in Section 7-2 and the proposed method of conveyance (which I believe is going to be an Association). **Subdivision note 3, sheet S-01 has been expanded upon to address the report requirements.**
3. Section 4-2-13 requires a copy of any agreement made with DOT be submitted. **CT-DOT letter dated December 27, 2023 was forwarded to you by email on 1-2-2024.**
4. Section 4-2-4 Yield Plan - requires a conventional lot and street layout conforming to the zoning and subdivision regulationsIt appeared the conventional design showed at the Commission's December 12, 2023 meeting to demonstrate lot yield wouldn't meet the regulations as it showed landlocked parcels which, would not be permissible in a conventional subdivision. In addition, I do not have a copy of this sheet in any of the plan sets that have been submitted to date. **The Yield plan has been revised to add a 25' access strip to Lot #4.**
5. Pursuant to Section 4-2-11 Financial Guarantee or Cost Estimate requires an estimate of the cost of construction of all subdivision improvements and submitted by a licensed professional engineer. As such, I would prepare a bond estimate for E&S and the buffer plantings. I would break it out into two separate bond amounts. **Tim May, Pe is preparing the cost estimate this week. I will forward that to you as soon as I receive it.**
6. Section 6-14-2 House numbers - you'll need to add a Detail and show the location of the signage containing house or unit numbers, adequate for identification in the event of an emergency response, per the Director of Public Safety (Fire Marshal). **I added a typical house number sign detail to the top left corner of sheet S-04.**
7. Section 6-2-5 requires a proposed access serving more than 3-lots, to conform to the requirements of a private street. Section 6-10-4 requires all streets and roadways, including private streets and roadways, be constructed in accordance with Section 8 of the Regulations (which requires that it be paved). However, Section 6-10-11 allows the Commission to determine a section of road need not be constructed when it finds the road layout will result in unnecessary disturbance of natural features with no benefit to the overall circulation and serviceability of the housing sites; and Section 6-10-15 allows the Commission to reduce any of the requirements of Section 6-10 for public supply watershed protection, groundwater protection, aquifer protection, wetlands, and other environmental, natural, cultural, agricultural, historic protection purposes. I am awaiting clarification from the Town Attorney that the Commission can modify the plan and approve the proposed driveway access. **We believe this has been addressed by the Town Attorney and will be reviewed the Commission at the PH.**
8. Pursuant to Section 4-2-10 Easements and Deeds, requires copies of "all easements and deeds necessary to carry the subdivision plan into effect, ... including instruments proposed to be executed after approval of the application" be submitted. This includes the Association documents as well. **All deeds and easement documents will be provided upon approval the subdivision and prior to the recording of the subdivision.**

If you have any further comments, please do not hesitate to contact me.

Respectfully,

James Bernardo, LS

Managing Member

James Bernardo Land Surveying, LLC

sUAS Certified Pilot

102A Spithead Road

Waterford, CT 06385

860-447-0236 office

From: Gary Goeschel <ggoeschel@eltonhall.com>

Sent: Friday, December 29, 2023 10:40 AM

To: James Bernardo <jim@jbsurvey.com>

Cc: Jessica Laroco <jlaroco@eltonhall.com>; Janet Sutherland <jsutherland@eltonhall.com>

Subject: Marku Resubdivision 220 Pennsylvania Avenue, Niantic, CT

Jim,

You received these in my previous email. I have formalized them in a memorandum to the Commission. I removed the what was previously comment #5 which, referred to Section 5-2-2(B) and (C) which, you've provided a Cultural Resources map (Sheet 1) and the development plan (Sheets 3 and 4) incorporates the conservation plan. I believe you also received Bill Scheer's comments regarding the sidewalk. Let's connect by Wednesday if you have any questions. In the meantime I will begin working on a draft motion. However, it will be dependent on how many of the comments you are able to address in making changes to the plans. As I indicated in my previous email, most of the items can be made conditions of approval. Again, the less conditions the better.

As always, please let me know if you have any questions.

Best Regards and Happy New Year,

Gary

Gary A. Goeschel II

Director of Planning/ Inland Wetlands Agent

Town of East Lyme

PO Box 519

108 Pennsylvania Avenue

Niantic, CT 06357

Office: (860) 691-4105

Fax: (860) 691-0351

Mobile: (860) 235-6211