

Town of

P.O. Drawer 519

**Department of Planning &
Inland Wetlands Agency**

*Gary A. Goeschel II, Director of Planning /
Inland Wetlands Agent*



East Lyme


108 Pennsylvania Ave
Niantic, Connecticut 06357

Phone: (860) 691-4114

Fax: (860) 860-691-0351

MEMORANDUM

To: East Lyme Planning Commission

From: Gary A. Goeschel II, Director of Planning / Inland Wetlands Agent 

Date: December 21, 2023

Re: Application of Petrit Marku for a 4-Lot Resubdivision of approximately 4.27-acres of land Zoned RU40-20 and request for a Waiver from Section 6-17-1 of the East Lyme Subdivision Regulations on property located at 220 Pennsylvania Avenue, East Lyme, Assessor's Map#16, Lot#7.3, Niantic, CT. (Submitted 11/13/23, Date of Receipt 12/12/23).

Upon review of the above referenced application and the proposed 8-sheet plan set entitled "Re-Subdivision Plan, Property of Petrit Marku, for Property Located at 220 Pennsylvania Avenue, Town of East Lyme, Country of New London, CT, dated September 25, 2023 revised through December 4, 2023" prepared by James Bernardo, LS of James Bernardo Land Surveying, I offer the following:

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.
2. Section 4-2-3(J) 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).
3. Section 4-2-13 requires a copy of any agreement made with DOT be submitted.
4. Section 4-2-4 Yield Plan – requires a conventional lot and street layout conforming to the zoning and subdivision regulations....It 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.
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.
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).
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.

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.