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April 24, 2024

Received

APR 24 2024

Town of East Lyme
Land Use

Hand Delivered
Anne Thurlow, Chairman
Town of East Lyme Zoning Commission
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Conceptual Site Plan
8-30g Affordable Housing Application
91 Boston Post Road

Dear Chairman Thurlow,

In accordance with Conn. Gen. Statute 8-30g-8(h) please find enclosed a revised site plan and other information that respond to the objections to our initial Conceptual Site Plan Application denied by the town of East Lyme Zoning Commission at its April 7, 2024 meeting the decision for which was published in the April 11, 2024 edition of the New London Day.

The above referenced provision of the affordable housing statute reads in pertinent part as follows;

“(h) Following a decision by a commission to reject an affordable housing application or to approve an application with restrictions which have a substantial adverse impact on the viability of the affordable housing development or the degree of affordability of the affordable dwelling units, the applicant may, within the period for filing an appeal of such decision, submit to the commission a proposed modification of its proposal responding to some or all of the objections or restrictions articulated by the commission, which shall be treated as an amendment to the original proposal. The day of receipt of such a modification shall be determined in the same manner as the date of receipt as the day of receipt is determined for an original application. The filing of such a proposed modification shall stay the period for filing an appeal from the decision of the commission on the original application. The commission shall hold a public hearing on the proposed modification if it held a public hearing on the original application and may hold a public hearing on the proposed modification if it did not hold a public hearing on the original application. The commission shall render a decision on the proposed modification not later than sixty-five days after the receipt of such proposed modification....”

The revised site plan significantly reduces impervious surfaces by utilizing the existing driveway location for the private entry road, reduces the number of buildings from ten to three and locates these buildings in a centralized location where significant site work, i.e., excavation and grade changes become unnecessary. The revised site plan contemplates removal of the existing residence and the other existing buildings on the property.

Specific design criteria of the revised conceptual site plan are summarized as follows:

1) PRIVATE ROAD

The relocated private road will utilize the existing common driveway and its shoulders to provide a twenty two foot (22') wide private road which exceeds the width requirements for very low traveled roads, <400 average daily trips, as reflected in AASHTO guidelines. The existing driveway envelope, i.e., paved surface and gravel shoulders, currently ranges from thirty three feet (33') in width at its Boston Post Road intersection to twenty five feet in width (25') in nearly all of the remaining area up to the location of the first parking area just south of Building 1. Sidewalks will connect the buildings and all parking areas.

2) BUILDINGS

The proposed buildings will be identical to those originally proposed with the sole exception being that by utilizing the existing topography the buildings will have a "daylight" lower level instead of a full below ground foundation. This will allow for the use of this space to provide two additional apartments per building.

3) POTABLE WATER

The project will use municipal water due, primarily, to the fire safety, i.e., hydrants located within 100' of the buildings requirement and building code requirements for sprinklers.

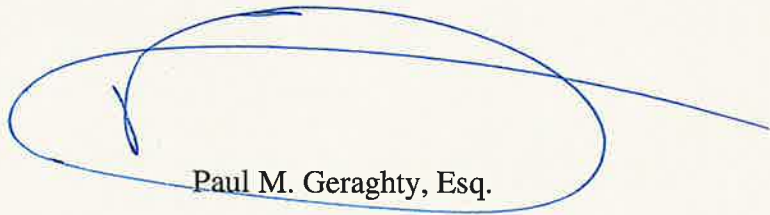
4) ENVIRONMENTAL CONCERNS

The applicant has retained Rema Ecological Services LLC ("REMA") to provide environmental planning support services which will include surface water quality evaluation, guidance in the design of stormwater Best Management Practices including stormwater bioretention basins and waste water disposal. REMA has also conducted an onsite wildlife habitat survey and will be providing a report and presentation to the East Lyme Zoning Commission to address these and other environmental mitigation issues including potential wildlife habitat enhancement projects on the subject property.

5) TRAFFIC CONCERNS

Sightline data was provided at the April 4, 2024, meeting of this commission that demonstrates this property's compliance with the 2023 CT DOT Traffic Manual requirements for both left and right entry and exits. The applicant has communicated with CT DOT and is being provided with additional traffic related documents including DOT studies of the subject area inclusive of design speed and traffic signalization at Flanders Four Corners, that will further support the traffic documents already in the record of this matter. CT DOT has further directed the applicant to 138 Boston Post Road, 18 units of age restricted housing on 1.8 acres, as a recently approved residential development approved for both left and right entries and exits. The 138 Boston Post Road project is located a nearly identical distance from Flanders Four Corners, has the same speed limit design and similar road geometry (See Exhibit A). Additionally, the Clarks Hollow Active Adult community located on RT 161 has been identified by CT DOT as having similar traffic conditions (See Exhibit B). As has been provided for the record of this matter the East Lyme Zoning Commission did not even address traffic in the 138 Boston Post Road site plan approval, record exhibit II, reasoning that Boston Post Road was a State of Connecticut controlled road and any traffic approval were required to come from CT DOT.

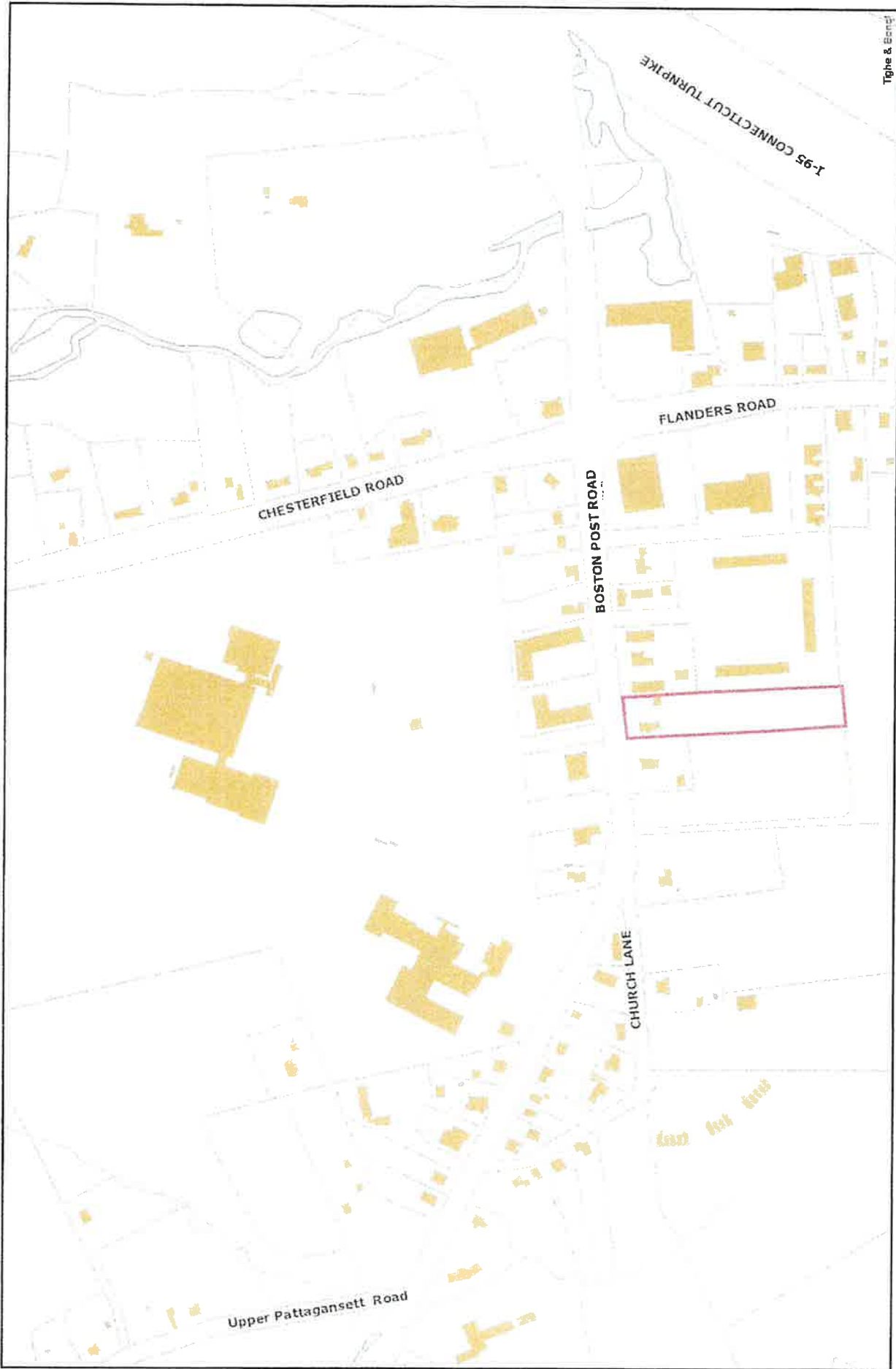
Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized loop that encircles the name "Paul M. Geraghty, Esq." which is printed in black text below the signature.

Enc.

Cc:client w/o enc.

EXHIBIT A

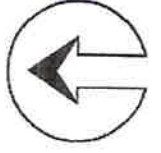
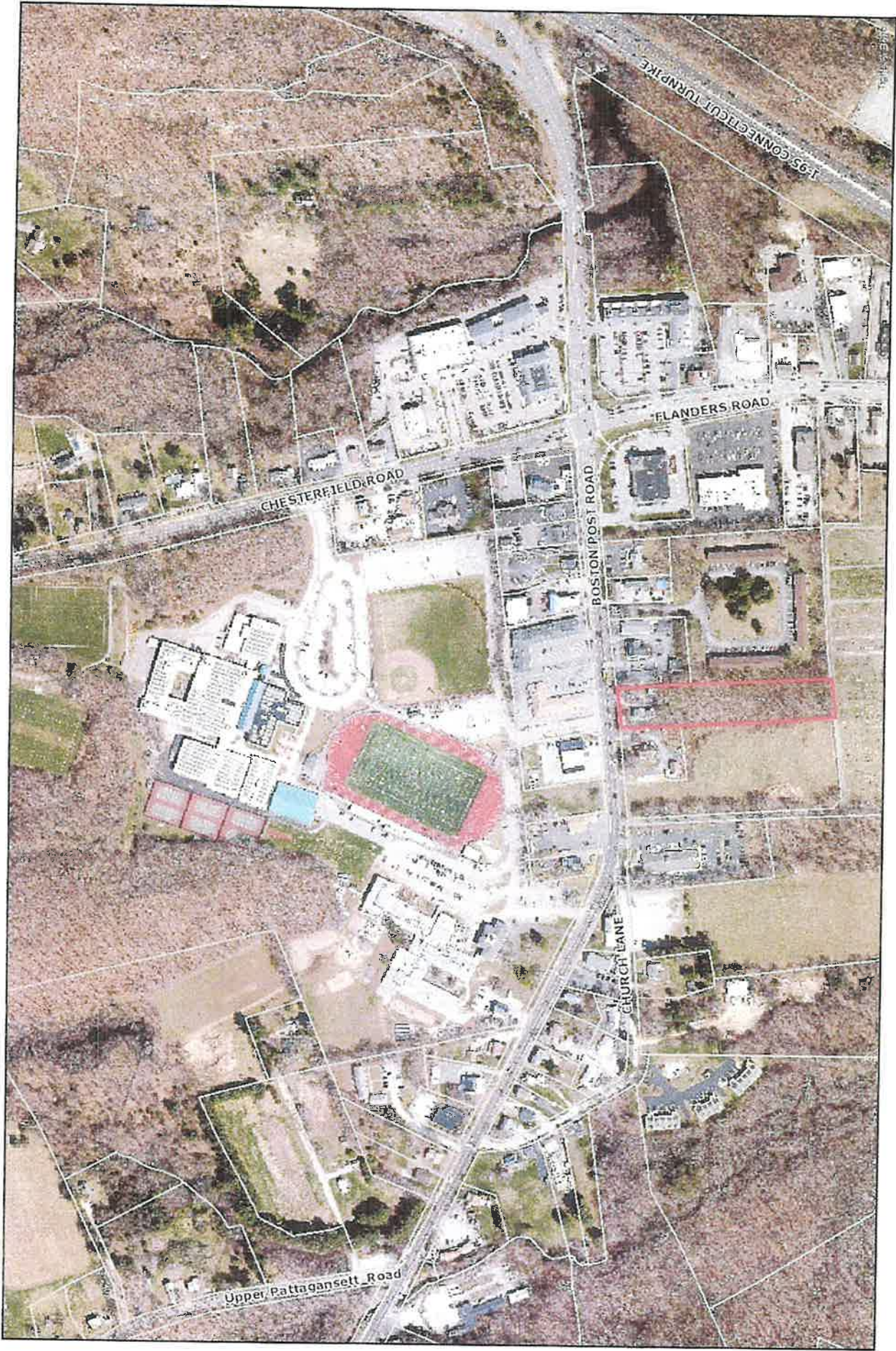


Top & Right



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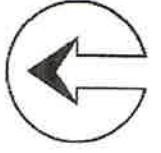
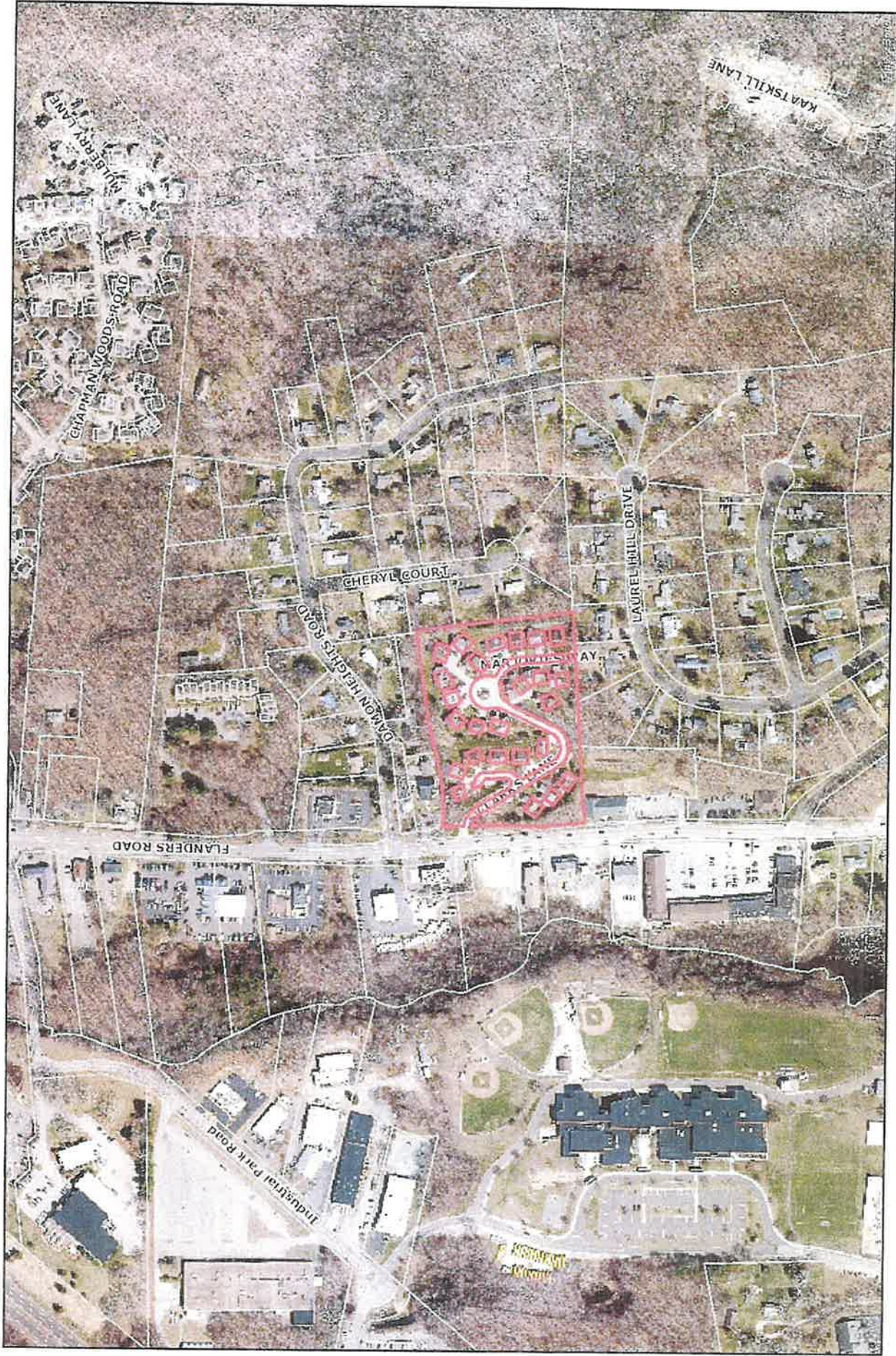
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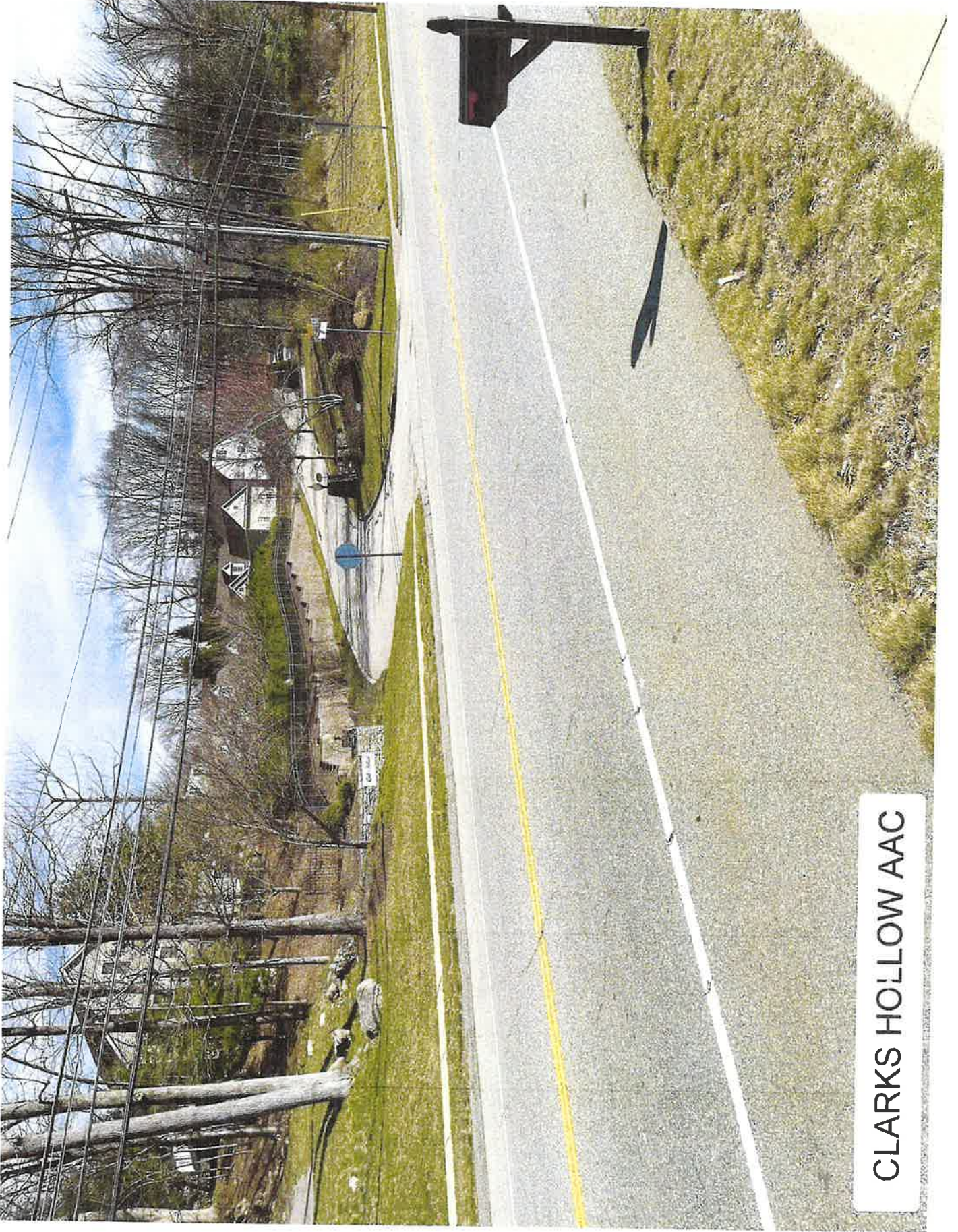
138 BPR 55+ RENTAL COMM

EXHIBIT B



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