

Exhibit Preci  
0000 6/6/24

## Paul Geraghty

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**From:** McBride, Daniel P <Daniel.McBride@ct.gov>  
**Sent:** Thursday, June 6, 2024 7:38 AM  
**To:** Kristen Clarke; Paul Geraghty  
**Cc:** Chapman, Richard J; Brigham, Gary E.; Santos, George C  
**Subject:** RE: 91 Boston Post Road, East Lyme

Hello Kristen,

Regarding the existing drive to the site, I'm not sure what the existing width is, but it would need to be 24' wide with minimum 5' radius and be constructed at no greater than a 3 percent slope for the first 50'. Also, a 30" stop sign, stop bar, and 50' of double yellow center line would be required. Because this is a significant change of use for this property, a sightline demonstration from the driveway would be required. If sufficient sightlines are not currently available, you would need make the necessary improvements, such as removing embankment, trees, ledge, etc. to achieve the required site distance, or at least the best possible sight distance, short of reconstructing the roadway.

I have included our District traffic engineer, Rick Chapman, on this reply. Rick, if you have anything more to add please feel free.

Please keep in mind that once we have a chance to review plans for this project we may have additional comments that I have not mentioned here.

Regards,



**Dan McBride**  
Supervising District Service Agent  
Phone: 860-823-3230  
Email: Daniel.mcbride@ct.gov  
Connecticut DOT  
District 2 Permits  
171 Salem Turnpike  
Norwich, CT 06360

**From:** Kristen Clarke <kristentclarke@gmail.com>  
**Sent:** Wednesday, June 5, 2024 4:47 PM  
**To:** McBride, Daniel P <Daniel.McBride@ct.gov>; Paul Geraghty <pgeraghty@geraghtybonnano.com>  
**Subject:** 91 Boston Post Road, East Lyme

You don't often get email from [kristentclarke@gmail.com](mailto:kristentclarke@gmail.com). [Learn why this is important](#)

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Mr. McBride,

I am looking to request guidance on a property that I own located at 91 Boston Post Road in East Lyme. The property currently has access to Boston Post Road as is identified on an easement plan dating back to 1983 which I have attached. The property is located in a commercial "CA" zone.

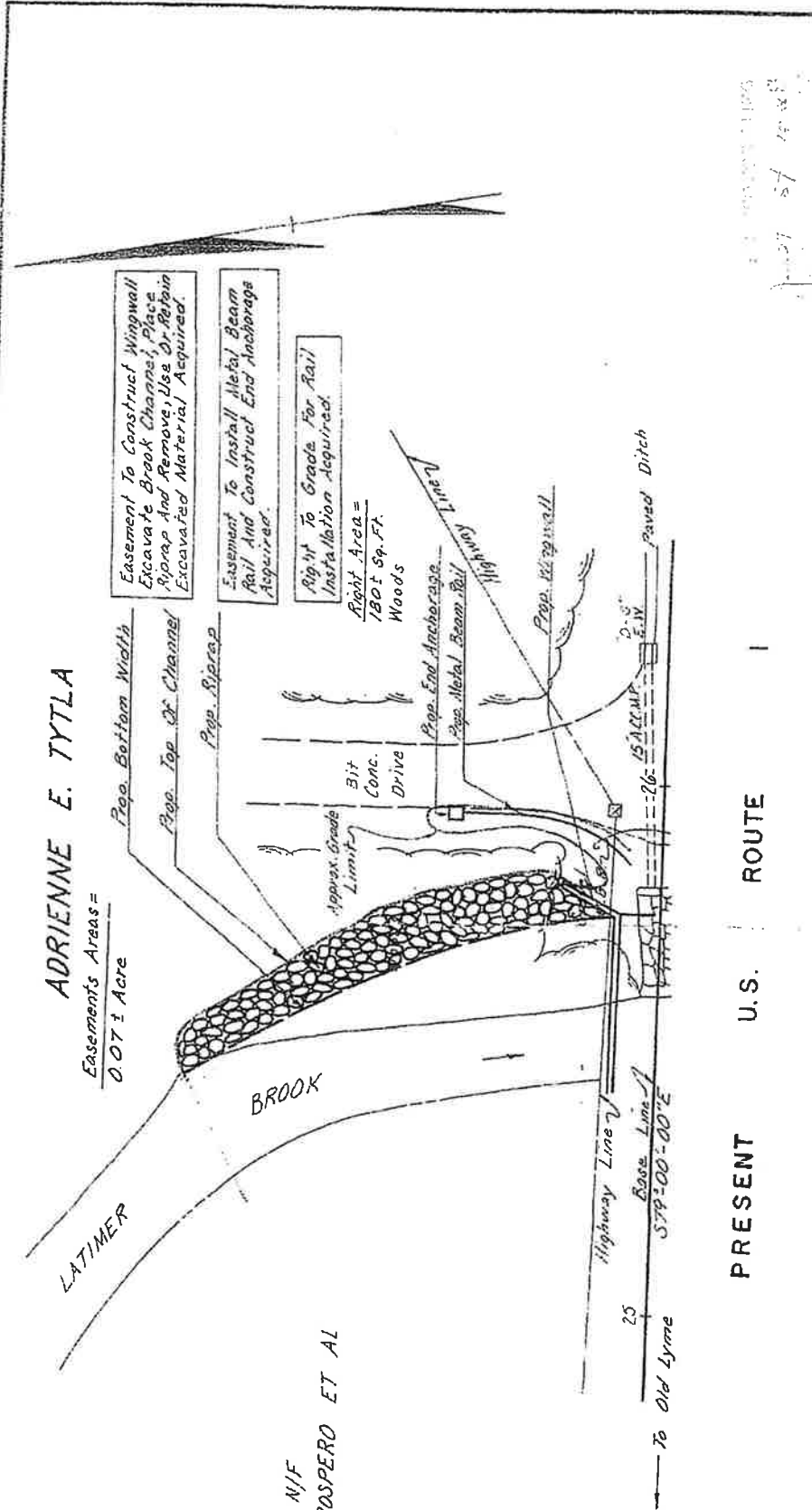
We are presently engaged with the Town of East Lyme Zoning Commission in the conceptual site plan phase of a reuse of the property in which we are proposing 24 age restricted apartments in three buildings, the closest of which is located approximately 800' from the existing Boston Post Road ingress/egress. A conceptual site plan and a GIS Boundary plan are also attached.

I am requesting your assistance in advising if a modification and/or other requirements to the existing Boston Post Road access rights are required by CT DOT. I believe the existing width at the intersection of Boston Post Road, as identified on the easement plan, is sufficient to accommodate the proposed project.

Thank you for any input you can provide.

Kristen Clarke, P.E. PTOE

Dr # 67 1703



Easement To Construct Wingwall Excavate Brook Channel, Place Riprap And Remove, Use Or Retain Excavated Material Acquired.

Easement To Install Metal Beam Rail And Construct End Anchorage Acquired.

Right To Grade For Rail Installation Acquired.

Right Area = 1801 Sq. Ft. Woods

ADRIENNE E. TYTLA

Easements Areas = 0.071 Acre

LATIMER

BROOK

N/F  
JEAN A. DIPROSPERO ET AL

PRESENT U.S. ROUTE 1

15 To Old Lyme  
16 To Waterford  
Base Line =  $S78^{\circ}47' = 03^{\circ}E$

DATE	REVISION	REQ BY

TOWN NO 44  
PROJECT NO 44-115  
SERIAL NO 2  
SHEET 1 OF 1  
DATE January 1983

THIS MAP CONFORMS TO CLASS D OF CODE OF CONNECTICUT TECHNICAL COUNCIL INC

M.H.C. Date 1-28-82  
Y.A.P.D. Date 1-28-83  
Date

TOWN OF EAST LYME  
MAP SHOWING EASEMENT ACQUIRED FROM ADRIENNE E. TYTLA BY

THE STATE OF CONNECTICUT  
ROUTE U.S. 1 - BRIDGE No. 02974 REPLACEMENT OVER LATIMER BROOK

SCALE 1" = 20'  
ROBERT W. GIBALA  
TRANSPORTATION CHIEF ENGINEER - BUREAU OF HIGHWAYS  
January 1983

ER-0044(7)

Michael J. Quinn Jan. 1984

HEREBY CERTIFY THAT THIS MAP IS ESSENTIALLY ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF  
ROBERT W. GIBALA  
TITLE Engineer of Property Maps



— = Boundary  
91 Boston Post Rd  
East Lyme, CT

6/4/2024 7:11:09 AM  
Scale: 1"=300'  
Scale is approximate

The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analyses.