

Killingly Engineering Associates

Civil Engineering & Surveying



P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglengineering.com

May 16, 2024

2-Lot Re-subdivision

Andia & Pellumb Likollari
Scott Road
East Lyme, CT

APPLICATION PACKAGE CONTENTS – SUBDIVISION

1. Application fee:

\$ 750.00 Base Fee
\$ 200.00 (2 Lots x \$100.00)
\$1,250.00 Public Hearing Fee
\$ 60.00 State fee
\$2,260.00 Total Fee

2. 12 sets of plans (11"x17") dated: 5/15/2024
3. 6 sets of plans (24"x36"O dated: 5/15/2024
4. Re-Subdivision Application
5. List of adjacent landowners within 500'
6. Abutter's map
7. List of Waiver Requests
8. Sanitary & Water Supply Report

Received

MAY 17 2024

**Town of East Lyme
Land Use**



**PLANNING COMMISSION APPLICATION
FOR SUBDIVISION / RE-SUBDIVISION, SUBDIVISION
MODIFICATION, POCD AND SUBDIVISION REGULATION
AMENDMENT**

APPLICATION TYPE: Subdivision _____ Re-Subdivision Subdivision Modification _____
POCD Amendment _____ Subdivision Amendment _____

NAME OF SUBDIVISION: N/A

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) SCOTT ROAD - SEE ATTACHED

APPLICANT: ANDIA & PELLUMB LIKOLLARI

Address: 67 ARBOR CROSSING Phone: 860-449-7080 Fax: _____
EAST LYME, CT 06333 e-mail: ANDIALIKOLLARI@YAHOO.COM

OWNER: SAME AS OWNER

Address: _____ Phone: _____ Fax: _____
e-mail: _____

PRIMARY CONTACT /AGENT: NORMAND THIBEault Jr, P.E. KILLINGLY ENGINEERING ASSOC.

Address: P.O. Box 421 Phone: 860-779-7299 Fax: _____
KILLINGLY, CT e-mail: NTHIBEAULT@KILLINGLYEA.COM

ASSESSOR'S MAP(S) & LOT(S) PORTION OF #23-4 TOTAL ACRES 1.931

ZONING DISTRICT(S) RU-40 (CONV./O.S. (circle one) CAM N/A # LOTS 2

FLOOD ZONE X AQUIFER NO W/IN 500' TOWN BOUNDARY NO FARM LAND NO

WATER SUPPLY WELL SEWAGE DISPOSAL ON SITE SEPTIC
(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

ZONING VARIANCES: (attach copy from land records) NONE

PLANS PREPARED BY (Engineer/Surveyor): KILLINGLY ENGINEERING ASSOCIATES, LLC

Address: P.O. Box 421 Phone: 860-779-7299 Fax: _____
KILLINGLY, CT 06241 e-mail: NTHIBEAULT@KILLINGLYEA.COM

ATTORNEY: NA
 Address: _____ Phone: _____ Fax: _____
 e-mail: _____

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

<u>LOCATION / COVER SHEET</u>	Map <u>368</u>	Dwr. <u>8</u>
<u>LOT LAYOUT & TEST HOLE LOCATION</u>	Map <u>369</u>	Dwr. <u>8</u>
<u>HATUNWAY FARM LOT 3 RESUBDIVISION</u>	Map <u>370</u>	Dwr. <u>8</u>

CHECKLIST ATTACHED _____

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.

PALLUMS LIKOLLARI
 Owner's Printed Name

[Signature] 5/16/2024
 Owner's Signature Date

PALLUMS LIKOLLARI
 Applicant's Printed Name

[Signature] 5/16/2024
 Applicant's Signature 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:

SUBDIVISION APPLICATION CHECKLIST

- Original & 1 copy application form
- 12 copies 11" x 17" at no less than 1inch = 200 feet
- 10 copies of all maps required by Sec 4-1-6 through 4-1-8 and 4-1-12.
- Application Fee
- Waiver Request, if applicable
- Design Report
 - Natural & Cultural Resources Map (4-1-4)
 - N/A Archaeological Survey (5-11)
 - N/A Biological Survey
 - N/A Soil Scientist's Report
 - N/A Pesticide Report (5-10)
 - ✓ Yield Plan showing Conventional layout
 - N/A Cluster/Conservation Design (for subdivisions > 20 acres)
 - Choice of Design Option Report & Narrative
 - ✓ Open Space Report Narrative
 - ✓ Zoning Compliance Chart
 - N/A Traffic Report (>100 lots & non-residential)
 - ✓ Sewage Disposal Report ((5-5)
 - ✓ Water Supply Report ((5-6)
 - NA Stormwater Management Plan / Hydrological Report (5-7)
 - N/A Drainage calcs. W/map showing proposed drainage areas
- ✓ Record Subdivison Plan (5-1)
- ✓ Site Development Plan (Grading & E&S)
- N/A Road Construction (Plan & Profile)
- N/A Construction Plans
- N/A CAM application if applicable
- ✓ Easements and Deeds
- N/A Construction Cost Estimate for Public Improvements
- ✓ List of Adjacent Property Owners
- Notification of Adjacent Property Owners (Certificates of Mailing) if public hearing
- Post Sign

Review By Others:

- East Lyme Inland Wetlands Agency
- Regional Planning Commission (abuts or straddles an adjacent municipality)
- Adjacent Municipality (abuts or straddles an adjacent municipality)
- Environmental Review Team
- CT Department of Public Health (if located w/in public water supply aquifer protection area)

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>2</u> X \$100.00	<u>\$ 200.00</u>
2.1.2	Base Fee	\$750.00
2.1.3	Public Hearing Fee, if applicable (\$1250.00)	<u>\$ 1,250.00</u>
2.1.4	Design Review Fee -LF new road _____ X \$1.00	_____
2.1.5	Professional/Legal Consultations (actual cost)	_____
2.1.6	State of Conn. Fee	\$60.00
	SUBTOTAL	<u>\$ 2,260.00</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 _____ X \$100	_____
2.1.2	Base Fee	\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)	_____
2.2.4	Inspection Fee - LF of new road _____ X \$1.00	_____
2.2.5	E & S Control Fee - # Lots _____ X \$50.00	_____
	SUBTOTAL	_____

2.3 Coastal Area Management Review

Lots _____ X \$10.00 (\$25.00 min.) _____

2.4 Application for Revision of Lot Line \$150.00

TOTAL FEES _____

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

35.0 23
EAST LYME LAND TRUST INC
PO BOX 831
EAST LYME, CT 06333

35.0 23-2
GESICK LEIGH & KATHLEEN
113 SCOTT RD
EAST LYME, CT 06333

35.0 23-3
GRANGER GARY F JR &
9B LAKE VIEW HEIGHTS
NIANTIC, CT 06357

35.0 23-4
HATHAWAY FARM LLC
8 THE GREEN SUITE 4647
DOVER, DE 19901

34.0 3-1
HOWARTH BENJAMIN M &
109 SCOTT RD
EAST LYME, CT 06333

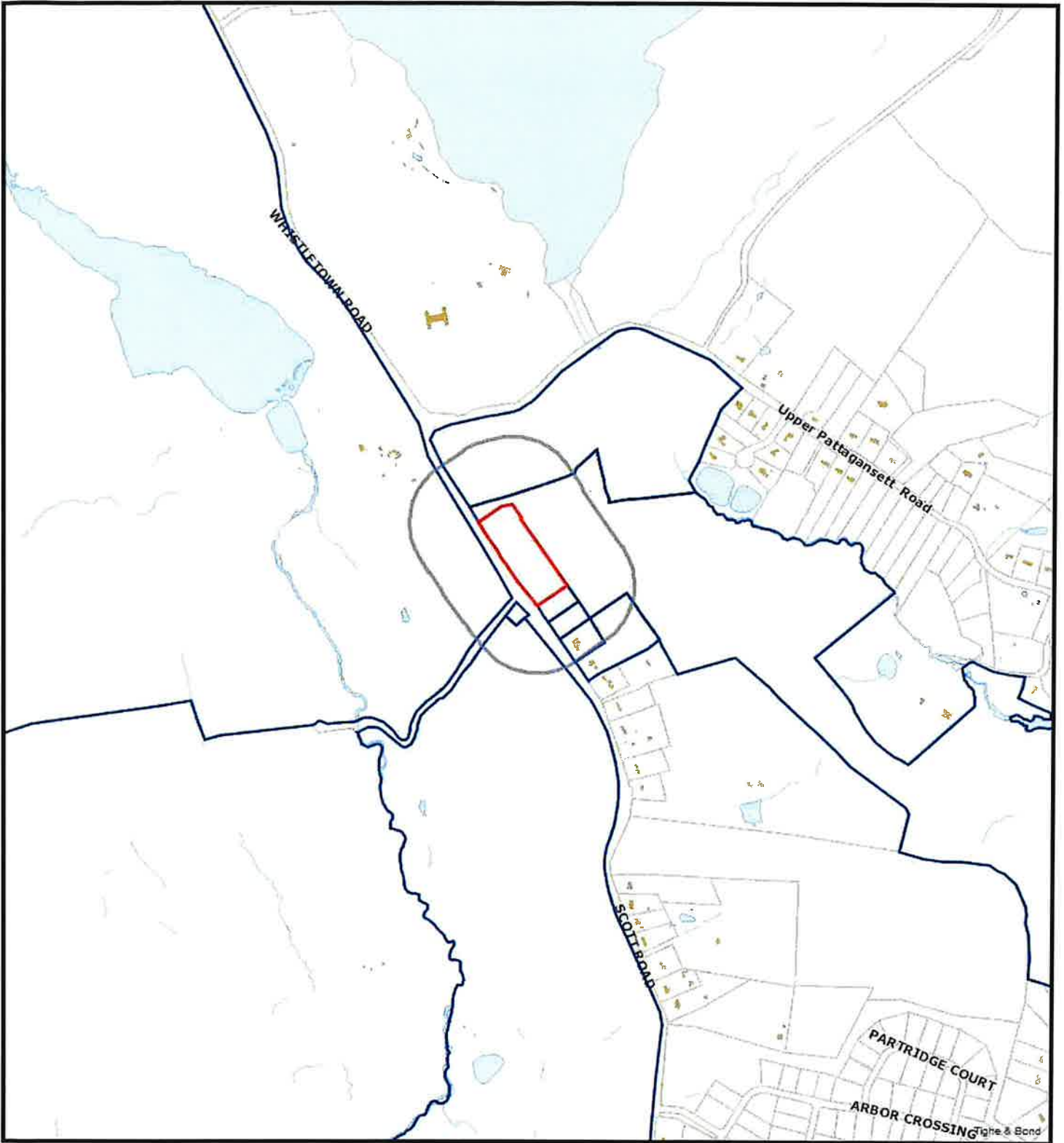
34.0 2
IRONS GREGORY E & LACEY
111 SCOTT RD
EAST LYME, CT 06333

34.0 0
MACKS MILL BURIAL ASSOC
291 N BRIDE BROOK RD
EAST LYME, CT 06333

39.0 1
SHEFFIELD SCIENTIFIC
2 WHITNEY AVE 6TH FL
NEW HAVEN, CT 06510

39.0 22
SHEFFIELD SCIENTIFIC
YALE UNIV
NEW HAVEN, CT 06520

34.0 1
SHEFFIELD SCIENTIFIC
2 WHITNEY AVE 6TH FL
NEW HAVEN, CT 06510



500' Abutters

5/16/2024 11:20:44 AM

Scale: 1"=1000'

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.



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LIST OF WAIVER REQUESTS

Section 4-2-3

(A) Natural & Cultural Resources and Site Analysis Plan

Request Waivers from the following:

Accurately delineated flood plains (site is located in Flood Zone "X");

Extent of stratified drift aquifers;

Generalized vegetation – Lot has been cleared;

Drainage basin boundaries and areas;

Landmark & asset trees – none

Unique scenic features – none

Areas of archeological activities – none

State and federal listed species – none

- (B) Archeological survey – Not applicable
- (C) Biological survey – Not applicable
- (D) Soil scientists report – Not applicable
- (E) Pesticide report – Not applicable
- (F) Traffic report – less than 25 lots, not applicable
- (I) Stormwater Management Plan
- (J) Open space report – open space was dedicated previously

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SANITATION & WATER SUPPLY

The properties will be served by on site septic systems and drilled wells. Soils testing conducted on site by the Ledge Light Health District demonstrate that conditions are suitable for on site sewage disposal. The plans have been submitted to the Ledge Light Health District for review.