



APPLICATION NO. Received

FEB 10 2025

Town of East Lyme
Land Use

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

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

NAME OF SUBDIVISION: Nehantic Highlands C.G.S. 8-30g

PROPOSED ROAD NAME(S): Highlands Circle LENGTH 1400 l.f.
(attach list if more than one)

PROPERTY LOCATION: *(attach 8 1/2 x 11 location map)* Assessors Map 57.0 Lot 30

APPLICANT: Kristen Clarke, P.E. PTOE
Address: 20 Risingwood Drive Phone: 434-409-⁹⁵¹⁵ Fax: n/a
Bow, NH 03304 e-mail: kristentclarke@gmail.com

OWNER: Duval Partners LLC
Address: 1101 Red Ventures Drive Phone: Fax: n/a
Fort Mill, SC 29707 e-mail:

PRIMARY CONTACT /AGENT: Paul Geraghty, Esq.
Address: 38 Granite Street Phone: 860-447-⁸⁰⁷⁷ Fax: n/a
New London, CT 06320 e-mail: pgeraghty@geraghtybonnono.com

ASSESSOR'S MAP(S) & LOT(S) Map 57.0 Lot 30 TOTAL ACRES 12.67

ZONING DISTRICT(S) n/a ~~CONVEX~~ (circle one) CAM n/a # LOTS 20

FLOOD ZONE no AQUIFER no W/IN 500' TOWN BOUNDARY TBD FARM LAND n/a

WATER SUPPLY private well SEWAGE DISPOSAL private septic
(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)

CONSERVATION COMMISSION APPLICATION: n/a PERMIT#:

WAIVER(S) REQUESTED: *(attach letter)* n/a per C.S.G. 8-30g

ZONING VARIANCES: *(attach copy from land records)* n/a per C.G.S. 8-30g

PLANS PREPARED BY (Engineer/Surveyor): May Engineering LLC
Address: 1297 CT 163 Phone: 860-884-⁹⁶⁷¹ Fax: n/a
Oakdale, CT 06370 e-mail: mayengineering@sbcglobal.net

ATTORNEY: Paul Geraghty, Esq.

Address: 38 Granite Street
New London, CT 06320

Phone: 860-447-8077 Fax: n/a
e-mail: pgeraghty@geraghtybonnono.com

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

Map _____ Dwr. _____

Map _____ Dwr. _____

Map _____ Dwr. _____

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.

Duval Partners LLC
Owner's Printed Name

Mark Baselsky
Owner's Signature

1/9/2025
Date

Kristen Clarke, P.E. PTOE
Applicant's Printed Name

Kristen Clarke
Applicant's Signature

1/31/2025
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:

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> 19 </u> X \$100.00	<u>\$1,900.00</u>
2.1.2	Base Fee	\$750.00
2.1.3	Public Hearing Fee, if applicable (\$1250.00)	<u>n/a</u>
2.1.4	Design Review Fee -LF new road _____ X \$1.00	<u>n/a</u>
2.1.5	Professional/Legal Consultations (actual cost)	<u>n/a</u>
2.1.6	State of Conn. Fee	\$60.00
SUBTOTAL		<u>\$2,710.00</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	<u> </u>
2.1.2	Base Fee	\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)	<u> </u>
2.2.4	Inspection Fee - LF of new road _____ X \$1.00	<u> </u>
2.2.5	E & S Control Fee - # Lots _____ X \$50.00	<u> </u>
SUBTOTAL		<u> </u>

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 \$2,710.00

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