

# EAST LYME DEPARTMENT OF PLANNING

## SUBDIVISION REVIEW SHEET

TITLE OF PLANS:	<p>Lakeside Point Subdivision, Property of Port Side Holdings, Inc. and English Harbour Capital Partners, LLC Tenants in Common, East Lyme, CT. Plan by Gerwick – Mereen LLC. Dated March 22, 2023, 7 pages total; Natural and Cultural Resources Analysis Map, 1 page; Site Context Map, 1 page.</p> <p>Plan Showing Proposed Curb Cut, Heritage Road, East Lyme, CT. Plan by May Engineering, LLC. Dated March 21, 2023, 3 pages.</p> <p>Phase 1b Archaeological Reconnaissance Survey for Proposed Subdivision on Heritage Road in East Lyme, CT, by Sarah Holmes, PhD, dated June 2024.</p> <p>Environmental Impact Assessment, Proposed three-lot Lakeshore Point Subdivision, Heritage Road, East Lyme, CT prepared by REMA Ecological Services, LLC, dated January 13, 2025.</p> <p>Design Report, Lake Shore Point Subdivision Plan, Heritage Road, dated January 10, 2025.</p> <p>Drainage Report from May Engineering LLC, dated December 20, 2024 for Property Located at Lake Shore Point, Heritage Rd</p>
DATE RECEIVED:	January 15, 2025
DATE DISTRIBUTED:	January 15, 2025
REVIEW DEADLINE:	ASAP

**COMMENTS:**

- 1) Quantity # of lots shall not exceed number of lot
- one can achieve under a conventional subdivision.
- 2) El zoning req. 23.3 CDD allowed for <sup>less</sup> 10 acres or 4 lots.
- 3) Required setback from water courses 100' to bank.
- 4) Ensure any "open space" is correctly labeled on
- plan! 5) Ensure S&E plan for driveway build & Bond.

REVIEWED BY: COB/M 250 DATE: 1/27/25