

EAST LYME PLANNING COMMISSION

Regular Meeting

**Tuesday, April 16, 2013**

PRESENT: Brian Schuch, Chairman, Ernie Covino, Rita Palazzo, Francine Schwartz, Joan Bengtson, Catherine Ladd, Alternate \*\*(Sat as Regular Member)

ALSO PRESENT: Gary Goeschel, Planning Director

ABSENT: Frank Balantic, Secretary, Catherine Ladd, Ex-Officio, Rose Ann Hardy, Sami Yousuf, Alternate

Chairman Schuch called this Regular Meeting of the Planning Commission to order at 7:03PM.

**Pledge of Allegiance**

The Pledge was observed.

FILED IN EAST LYME  
CONNECTICUT  
APR 19 2013 AT 1:05 AM  
EAST LYME TOWN CLERK

**I Additions to the Agenda**

- Mr. Schuch noted that there were no additions to the Agenda.

**II Public Delegations**

*Public Delegations is the time when members of the public are invited to speak to the Commission about certain matters. Issues or concerns related to approved subdivisions under construction (Item VI) and in-house proposals or general topics of discussion (Item VIII) are open to comment. Items, referrals, or applications subject to a decision by the Commission, a public hearing, or in litigation may not be discussed. The members of the Commission will not directly answer questions or make comment during delegations.*

Mr. Schuch called for Public Delegations.

There were no Public Delegations.

**III Approval of Minutes- Regular Meeting Minutes of April 2, 2013**

Mr. Schuch called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of April 2, 2013.

There was no discussion or corrections of the Meeting Minutes.

**\*\*Motion (1)**

**Mr. Covino moved to approve the Planning Commission Regular Meeting Minutes of April 2, 2013.**

**Ms. Palazzo seconded the motion.**

**Vote: 6-0-0. Motion passed.**

**IV Public Hearing**

- A. Application of Pazz Construction, for a waiver request from Section 6-8-1 through 6-8-6 of the East Lyme Subdivision Regulations and a three lot subdivision of 5.24 acres of property located at 249 Upper Pattagansett Road, East Lyme, CT, property identified on the East Lyme Assessor's Map 39.0, lot 6.

**Mr. Schuch opened the Public Hearing portion of the Regular Planning Commission at 7:08PM.**

Mr. Goeschel noted for the record that a legal notice regarding the Public Hearing had been published in the New London Day Newspaper on April 4, 2013. He referenced the attached memos (Exhibit I, J, L and M) from the Ledge Light Heath District, and Civil Engineer, Victor Benni. Mr. Benni's memo (Exhibit M) detailed the five main findings of the Engineering Department:

- Driveway grades shall not exceed a slope of 15 percent.
- Clearing and grading of street line may be required for site line distances.
- Design meets storm water regulations and fulfills all of the exemption requirements as stated in 6-8-7 and recommends that an exemption for 6-8-1 and 6-8-6 be granted.
- Requests right to work with the developer on final lot configuration.
- An Erosion and Sedimentation bond of \$4,000 for installation of drywells, roof leader tie-ins, and rain gardens.

Mr. Goeschel added that the Ledge Light Health District memo of April 16, 2013 (Exhibit L) supersedes the previous memos dated April 10, 2013 (Exhibit I) and April 12, 2013 (Exhibit J). He explained that after the first two memos the applicant revised the plans to meet the storm water labor requirements. Mr. Goeschel also referenced the attached response (Exhibit K) from Zoning Official, William Mulholland.

Mr. Schuch asked the audience if anyone wished to speak and Robert Pfanner from J. Pfanner and Associates came forward to represent the applicant, Jason Pazzaglia.

Mr. Pfanner summarized the project noting that it consisted of approximately 5 acres on Upper Pattagansett Road. He explained that there is an existing house in the middle of the lot and that they wish to install a new septic system and divide the lot into three separate lots. Each lot would contain one house and the houses would be located in the rear, while the septic system would be located in the front of the property. Rain gardens will be located towards the lower section of the lot and the design will enable the pond to catch rain water while each house will have its own individual well. 1.3 acres at the top of the lot will be dedicated for open space.

Mr. Pfanner explained that the first memo (Exhibit I) from Ledge Light Health District contained issues with the subdivision plans and that he then worked with the Town Engineer to rectify these problems. The second memo (Exhibit J) from Ledge Light then gave their approval and that after that approval was granted, they decided to add a pond to the plans thereby requiring them to gain approval from Ledge Light again, which resulted in the third memo (Exhibit L).

Mr. Pfanner next detailed the slight discrepancy between the property lines on the survey that he completed versus that of the neighbor's survey, which was completed by Mr. Bernardo. Mr. Pfanner noted that his survey actually grants the neighbor more land than Mr. Bernardo's survey does, and added that he is confident that they can all come to some sort of agreement regarding the discrepancy.

Bill Walden of 259 Upper Pattagansett Road came forward to speak before the Commission, explaining that he is the neighbor that Mr. Pfanner was discussing. He noted that the iron pins that currently exist on the applicant's lot are not a reflection of a believed property line or survey, but merely act as a guide to prevent the men who are clearing the adjacent lot from inadvertently cutting down his trees. Mr. Walden stated that he is in favor of completing a property line agreement with Mr. Pazzaglia and was sure that an agreement could easily be reached.

Mr. Goeschel stated that he was comfortable with the information provided to them in the packet and noted that the property line discrepancy is a small issue, that it seems like it will be rectified amicably. Mr. Walden questioned the open space portion of the property asking who in fact owns that land. Mr. Goeschel and Mr. Pfanner explained that a Conservation Easement would be completed and that the land would be given to the Town, so that no one could build on it.

Mr. Walden also questioned the work that had already been completed on the land and whether this work could in fact be completed prior to approval. The Applicant, Jason Pazzaglia of 21 Darrow's Ridge Road responded that the land was merely being cleared in hopes of approval, and that no actual construction had commenced.

Helen Walden of 259 Upper Pattagansett Road asked if there were any plans to install a port-a-potty while construction occurred on the property. She explained that she has actually witnessed workers going to the bathroom on the property and there is a roll of toilet paper on the lot. Mr. Pazzaglia stated that if he had ever seen anything like that occur, he would certainly put a stop to it, but that he is obviously not there twenty-four hours a day. He explained that the existing house on the lot has an operating toilet and that he would speak to his workers about the matter. He also explained to the Commission that a port-a-potty is always installed once construction on a job begins and that he intends to do so with this job as well, even with existence of the already present toilet.

Ms. Palazzo suggested that perhaps the port-a-potty should be made a contingency for construction to occur and Mr. Pazzaglia stated that he would be agreeable to such a condition. Mr. Goeschel suggested that if possible, it would perhaps be best to place the port-a-potty on lot 2 which would be right on the property line.

Mr. Schuch suggested that Mr. Goeschel compose a memo which condenses all of the information contained in the Member's packet along with any comments that he himself might have, and that the Commission could vote on the project at that time.

**\*\*Motion (2)**

**Ms. Bengtson motioned to keep the Public Hearing open until May 7, 2013.**

**Mr. Covino seconded the motion.**

**Vote: 6-0-0. Motion passed.**

**The Public Hearing portion of the Meeting ended at 8:20PM.**

## **V Zoning Referrals (CGS 8-3a)**

- A. Modified application of Theodore A. Harris, agent for JAG Capital Drive, LLC to rezone from its existing zoning designation (Light Industrial) to Affordable Housing District for property identified in the application as West Main Street/Capital Drive, Assessor's Map 09.0, Lot 19. The zone change is part of an application by JAG Capital Drive, LLC for approval of a modified affordable housing development and site plan to construct sixty units (60) on property at the subject property. (Zoning Public Hearing Scheduled for May 16, 2013).

Mr. Goeschel stated that the revised application contains 9 fewer residences (15% less units) and a reduction of paved road/parking area on the northern border to ensure the 50' setback required in a LI zone, when it borders other zone types. He added that in his own review, he is of the same opinion as he was on October 16, 2012- that the zone change would not provide for affordable housing within the Village centers of Niantic or Flanders but, within a Light Industrial Zone.

Ms. Palazzo noted that 9 fewer units do not negate the health and safety concerns associated with having residential dwellings right in the middle of Light Industrial property. She expressed apprehension at the prospect of having children live so close to potential dangers and threat. Mr. Covino added that potential traffic and noise issues immediately come to mind. Mr. Covino worried that in the future an abundance of residential dwellings would negatively impact the running of commercial businesses. Mr. Goeschel stated that what little Light Industrial land the Town has is at a premium and that we want to reinvest in our commercial land and attract more businesses.

Mr. Schuch stated that the same reasons that the original application was considered not consistent still uphold, that the proposal changes are a difference in quantity not quality. Ms. Bengtson commented that the Town's affordable housing requirements deem proximity to shopping and public transportation which the application does not meet.

### **\*\*Motion (3)**

Ms. Palazzo motioned pursuant to Section 8-3A of the Connecticut General Statutes, the Planning Commission of the Town of East Lyme exercising this authority and having reviewed the proposal for a zone change referred above finds this applicant's proposal inconsistent with the 2009 Plan of Conservation and Development as amended based on Mr. Goeschel's memo of October 16, 2012 and with the following comments:

1. The modified application reflects a change in quantity not quality.

2. Rezoning the Town's scarce Light Industrial to Residential would negatively impact existing Light Industrial uses and potential future Light Industrial uses invites future as well as existing conflict.
3. Although the Commission acknowledges the need for affordable housing the proposed location does not meet the Town's criteria for affordable housing districts.

Ms. Bengtson seconded the Motion.

Vote: 6-0-0. Motion passed.

Mr. Schuch requested that it be stressed in the Minutes that the Vote was 6-0-0 in favor of denying the Applicant's proposal.

#### **VI 8-24 Referrals (Municipal Improvements)**

There were none.

#### **VII OTHER BUSINESS**

##### **A New Business**

There was none.

##### **B Old Business**

- a. Discussion of updates to Chapter 2 and Chapter 7 Plan of Conservation and Development.

Mr. Goeschel said that the revisions are ongoing and that he had nothing further to report at this time.

#### **VIII REPORTS**

##### **1. Chairman**

Mr. Schuch stated that he had nothing to report at this time.

##### **2. Ex-Officio- Rose Ann Hardy**

Ms. Hardy was not in attendance.

##### **3. Zoning Representative**

###### **a. Liaison Schedule**

Ms. Schwartz will be attending the April 18 Meeting while Mr. Yousuf attends the May 2, 2013 Zoning 2013 Meeting.

##### **4. Regional Planning Commission Representative- Brian Schuch, Luane Lange**

Mr. Schuch stated that they did not meet.

## **5. Subcommittees**

- **Sustainable Development and Climate Adaptation- (Gary Goeschel, Francine Schwartz)**

Ms. Schwartz stated that she had nothing to report at this time.

Mr. Goeschel included an expansion of the previous packet which was provided at the April 2, 2013 Meeting, complete with color photos.

## **6. Staff Communications**

- **Route 11 Greenway Authority Commission**

The next Greenway Meeting is scheduled for May 15, 2013.

## **ADJOURNMENT**

### **\*\*Motion (4)**

**Ms. Bengtson moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 8:40 PM.**

**Ms. Ladd seconded the motion.**

**Vote: 5-0-1. Motion passed.**

**Ms. Palazzo abstained from the Vote due to her absence at the time of Adjournment.**

Respectfully submitted,

Brooke Stevens,  
Recording Secretary



Date: 4/10/13

To: J. Robert Pfanner, PE

Subject Property: 249 Upper Pattagansett Rd, East Lyme

Plan Designed by: J. Robert Pfanner, PE Plan Date: 3/10/13 Last Revision Date: n/a Date Paid: 4/1/13

The plan and associated information submitted to our office on 3/27/13 for a proposed 3 lot subdivision/commission review. Lots 1-3 range from 1.55 to 1.83 acres and are to be served by well water and septic systems, in the Town of East Lyme

The Ledge Light Health District (LLHD) does not issue approvals for Subdivision or Commission reviews, but our recommendation for suitability of the previously stated plan/lots to accommodate the LLHD Subdivision Submission Requirements and Connecticut Public Health Code Section 19-13-B103e are as follows:

- ☒ Lots 1 & 2 are recommended suitable in their current condition.
- ☒ Lot 3 is not recommended suitable in the current condition and the following issues are to be addressed:

**"Additional Suitability Issues"**

1. Lot 3: Insufficient length of gallery row for a 4 bedroom house in the primary and reserve\
2. Lot 3: the proposed well location is within 25' to the footing drain
3. tanks and sewer line locations not shown on plan for lots 1 & 3
4. State if utilities are to be underground or overhead and show locations on plan
5. Show locations of neighboring wells and septic systems or state they are further than the required separating distances
6. Recommend moving the proposed up-gradient septic system and reserve area for lot 1 as far as possible from the existing down-gradient well on lot 2

\*Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that subdivision approval is NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.

Please call me at 860-448-4882 with any questions regarding this matter.

Sincerely,

Kimberly White, RS  
Senior Sanitarian

Cc: Owner- Jason Pazzaglia  
Town of East Lyme

Rev. 10/12

Exhibit I



Date: 4/12/13

To: J. Robert Pfanner, PE  
37 Grand St  
Niantic, CT 06357

Subject Property: 249 Upper Pattagansett Rd, East Lyme

Plan Designed by: J. Robert Pfanner, PE Plan Date: 3/10/13 Last Revision Date: 4/11/13 Date Paid: 4/1/13  
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☒ Lots 1-3 are recommended suitable in their current condition.

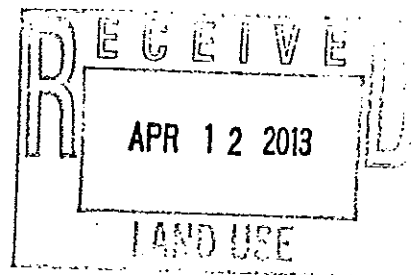
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Sincerely,

Kimberly White, RS  
Senior Sanitarian

Cc: Owner- Jason Pazzaglia  
Town of East Lyme  
Other-



Rev. 10/12

Exhibit J



# EAST LYME DEPARTMENT OF PLANNING

## SUBDIVISION REVIEW SHEET

TITLE OF PLAN:	Conventional Subdivision Plan 249 Upper Pattaganett Road, East Lyme, Connecticut, Owner Jason Pazzaglia, dated March 10, 2013 prepared by J. Robert Pfanner & Associates, P.C. Civil Engineers & Land Surveyors
DATE RECEIVED:	March 19, 2013
DATE DISTRIBUTED:	March 26, 2013
REVIEW DEADLINE:	April 8, 2013

	Application	Plans
WILLIAM MULHOLLAND, ZONING	✓	✓
LEDGE LIGHT HEALTH DISTRICT	✓	✓
VICTOR BENNI, TOWN ENGINEER	✓	✓
RICHARD MORRIS, FIRE MARSHAL	✓	✓

PUBLIC HEARING IS SCHEDULED FOR APRIL 16, 2013

COMMENTS:

*None*

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REVIEWED BY: *WMP* DATE: *4/8/13*

Exhibit K



Date: 4/16/13

To: J. Robert Pfanner, PE  
37 Grand St  
Niantic, CT 06357

Subject Property: 249 Upper Pattagansett Rd, East Lyme

Plan Designed by: J. Robert Pfanner, PE Plan Date: 3/10/13 Last Revision Date: 4/15/13 Date Paid: 4/1/13  
The plan and associated information submitted to our office on 4/16/13 for a proposed 3 lot  
subdivision/commission review. Lots 1-3 range from 1.55 to 1.83 acres and are to be served by well water  
and septic systems, in the Town of East Lyme

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our recommendation for suitability of the previously stated plan/lots to accommodate the LLHD  
Subdivision Submission Requirements and Connecticut Public Health Code Section 19-13-B103e are as  
follows:

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\*Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits  
and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the  
suitable septic area is limited. Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval.  
Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot  
approval and issue a septic/well permit.

Please call me at 860-448-4882 with any questions regarding this matter.

Sincerely,

A handwritten signature in black ink that reads "Kimberly White". The signature is written in a cursive, flowing style.

Kimberly White, RS  
Senior Sanitarian

Cc: Owner- Jason Pazzaglia  
Town of East Lyme  
Other-

Rev. 10/12

A handwritten note consisting of the words "Ex 2" enclosed within a hand-drawn oval. The text is written in a casual, handwritten style.

Promoting healthy communities

216 Broad Street • New London, CT 06320 • phone. 860.448.4882 • fax. 860.448.4885 • www.llhd.org

# EAST LYME DEPARTMENT OF PLANNING

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VICTOR BENNI, TOWN ENGINEER	✓	✓
RICHARD MORRIS, FIRE MARSHAL	✓	✓

PUBLIC HEARING IS SCHEDULED FOR APRIL 16, 2013

### COMMENTS:

Engineering Dept Written Comments  
dated 4/15/13. Additional Information in regards  
to Storm Water Management Waiver submitted  
by Bob Pfanner 4/15/13.

REVIEWED BY: Victor Benni DATE: 4/15/13

EX "M"

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357



Civil Engineer II  
Victor A. Benni, P.E.

860-691-4112  
FAX 860-739-6930

To: Gary Goeschel, Director of Planning

From: Victor Benni, P.E., Civil Engineer II

Date: April 15, 2013

Re: "Conventional Subdivision Plan, 249 Upper Pattagansett Road, East Lyme, Connecticut", 5-Sheet Drawing Set, Date: March 13, 2013, Revised to: 4/15/13, by: J.Robert Pfanner & Associates, P.C

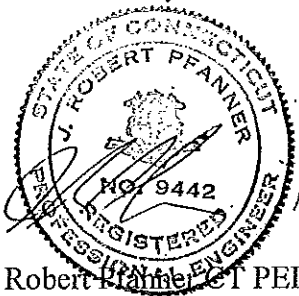
The Engineering Department has reviewed the submitted plans and has the following comments:

1. The maximum proposed driveway grades shall not exceed a slope of 15 percent.
2. Clearing and grading along the streetline may be necessary in order to achieve suitable site line distances; additional review by Engineering Department at time of the individual Plot Plan submittals.
3. The proposed design meets the intent of the stormwater regulations by addressing stormwater quality, peak flow, and volume discharges offsite for up to the 100-year storm event. This property is located in the Pattagansett River watershed. The Engineering Department has determined that the applicant has met all of the exemption requirements as stated in 6-8-7 and recommends that an exemption for 6-8-1 through 6-8-6 be granted.
4. The Engineering Department requests the right to work with the developer of each individual lot to modify the design, or location of the detention and water quality structures, to accommodate final lot configuration and existing conditions at the time of construction.
5. An Erosion and Sedimentation bond in the amount of \$4,000 is recommended by this Department for the installation of the drywells, roof leader tie-ins, and the rain gardens.

RECEIVED  
APR 15 2013  
DIRECTOR OF PUBLIC WORKS

Exemption 249 Upper Pattagansett Road.

This site consists of an existing house situated on 5.0 acres of land. The land is mostly wooded with moderate to steep slopes. The majority of the land will be left in its current wooded state. The development will consist of two new lots with houses and driveways adding to the impervious area. Run off will be controlled in two different systems for each lot. The both will have an infiltration system to control run off of the roof leaders these have been designed to infiltrate the 100 year storm. The second system has been sized to hold the additional amount of runoff from the lot due to the increased run off from the increase impervious area and the change in cover from the removal of the vegetation. With the construction of both systems there should be no adverse impacts to the down gradient aquifer and or wetlands. And there will be no increase in flooding down stream by the development of these lots.



J. Robert Pfanner, P.E. #9442

Ex "M"

## **AGENDA ITEM VII E**

### **Sustainable Development & Climate Adaptation Subcommittee**

Meeting of April 16, 2013  
At the East Lyme Town Hall  
108 Pennsylvania Avenue  
Niantic CT 06357  
(860) 691-4114

## East Lyme Marsh Advancement by 2080: Parcel Analysis

### 1. Total Marsh Advancement

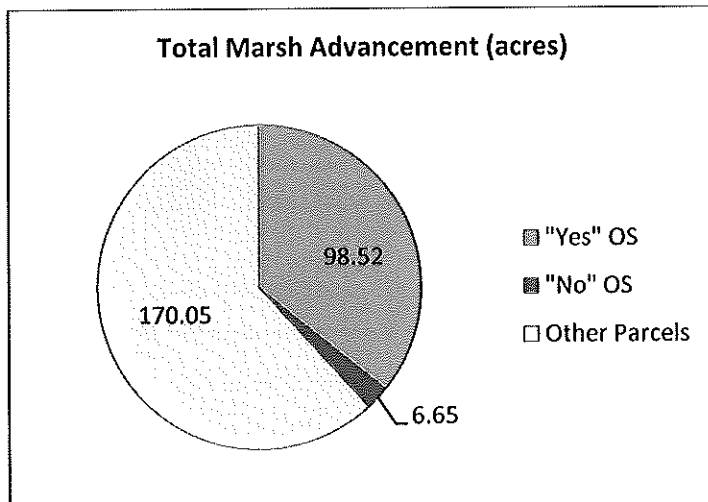
Total marsh advancement is projected to be about 275 acres, with nearly 230 acres (83%) classified as suitable sites (undeveloped). In the following tables and figures suitable advancement sites are often abbreviated as "Yes" and unsuitable sites (developed) are abbreviated as "No".

East Lyme 2080 Marsh Advancement		
Marsh Adv	Acres	Percent (%)
Yes	229.96	83.55
No	45.26	16.45
Total	275.22	100.00

### 2. Protected Open Space Advancement

#### 2.1 Total protected open space

Protected open space (OS) parcels contain about 105 acres (38%) of total marsh advancement, of which an overwhelming majority, more than 98 acres, is classified as suitable ("Yes" OS) for future wetlands.



Total Marsh Advancement and Open Space		
Open Space (OS) Type	Acres	% of total marsh adv
"Yes" OS	98.52	35.80
"No" OS	6.65	2.42
Other Parcels	170.05	61.79
Total	275.22	100.00

Suitable Marsh Advancement in OS Parcels > 0.5 acre				
OS Parcel	Acres	% of total "yes" OS	% of total "yes" adv	Owner
045-63	86.13	87.43	37.46	State
045-79	4.75	4.82	2.07	Private/OBPA
045-62	2.17	2.20	0.94	State
045-112	1.41	1.44	0.62	State
045-68	0.93	0.94	0.40	Land Trust/ELLT
045-76	0.60	0.61	0.26	Private/TNC
045-75	0.55	0.55	0.24	Private/TNC
045-69	0.50	0.51	0.22	Private/TNC

## 2.4 Municipal OS

Current protected OS owned by the Town of East Lyme does not appear to provide much of an opportunity for marsh advancement in the future. Suitable advancement is found on 6 different OS parcels for a total of only half an acre. Opportunities for marsh advancement do exist, though, in two less obvious places.

One area warranting a closer examination is the unsuitable advancement area at McCook Point Beach. Another encouraging opportunity is significant suitable marsh advancement located in proposed OS parcels.

### 2.4.1 McCook Point Beach

There is one town-owned parcel that deserves more scrutiny: McCook Point Beach (OS parcel ID=045-57). The advancement site is about 1.7 acres in size. It was not considered suitable because advancement is occurring where there is currently a parking lot. The parcel appears to have ample undeveloped space that can accommodate the relocation of the lot. Furthermore, advancement is only projected in the 2080 time step, so relocation can take place within the course of regularly scheduled maintenance.



*Municipally-owned OS parcel at McCook Point Beach*





*Proposed OS parcels 32.0 1 and 31.0 4 (fringing advancement)*

The addition of all of the proposed parcels would make a significant impact on the distribution of suitable OS advancement. Municipal OS leapfrogs Land Trust OS in the tally by owner type, and the three proposed OS parcels with greater than half an acre of suitable advancement populate the middle ground of the individual OS parcel tally.

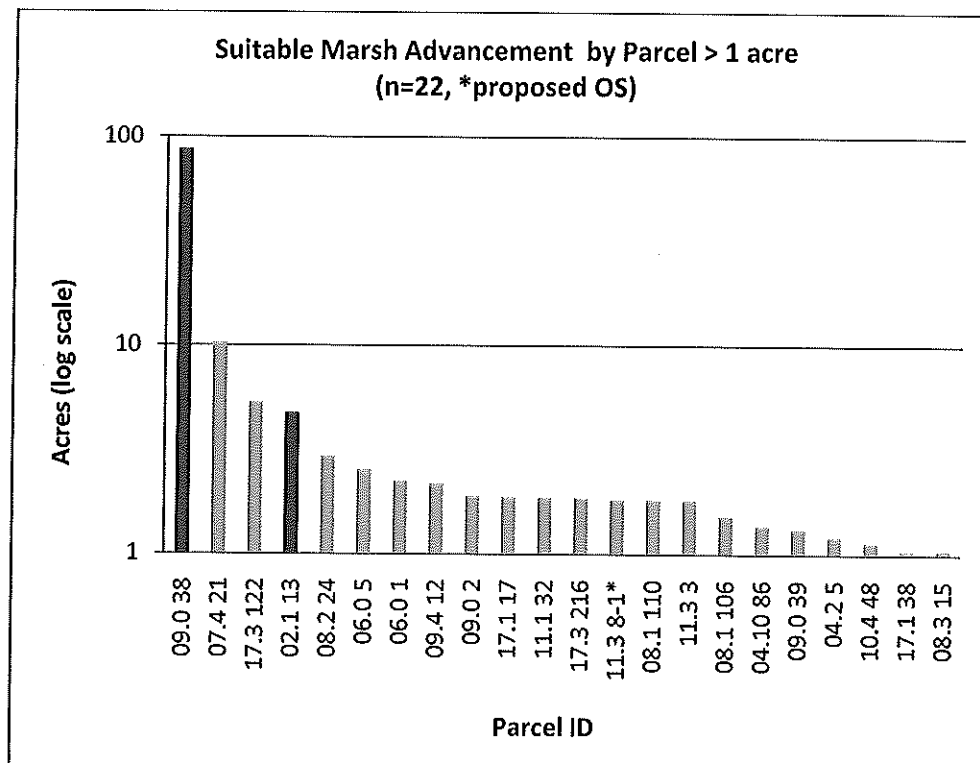
Suitable Marsh Advancement in OS by Owner (Municipal includes proposed OS)			
"Yes" OS Owner	Acres	% of total "yes" OS	% of total "yes" adv
State	90.14	88.38	39.20
Private	6.65	6.52	2.89
Municipal	3.98	3.90	1.73
Land Trust	1.22	1.19	0.53
Total	101.98	100.00	44.35

### 3. Individual Parcels

#### 3.1 Suitable Marsh Advancement by Individual Parcel

When assessing suitable marsh advancement by individual parcels regardless of OS classification it becomes clear that the distribution of total area is extremely top heavy. Once again, Rocky Neck State Park (ID=09.0 38) tops the list with over 87 acres of suitable advancement. By comparison, the next two largest parcels, which are privately owned, contain a little more than 10 and 5 acres of suitable advancement, respectively.

Those are not insignificant amounts considering there are 718 parcels with measurable suitable advancement and together the top 3 account for 45% of the sum. In total, individual parcels greater than 1 acre (n=22) account for 140 acres (61%) of suitable marsh advancement. And it is possible to account for about half the total suitable advancement (48%) by protecting advancement on the 5 largest parcels, two of which (09.0 38, 02.1 13) are already under protected OS status.

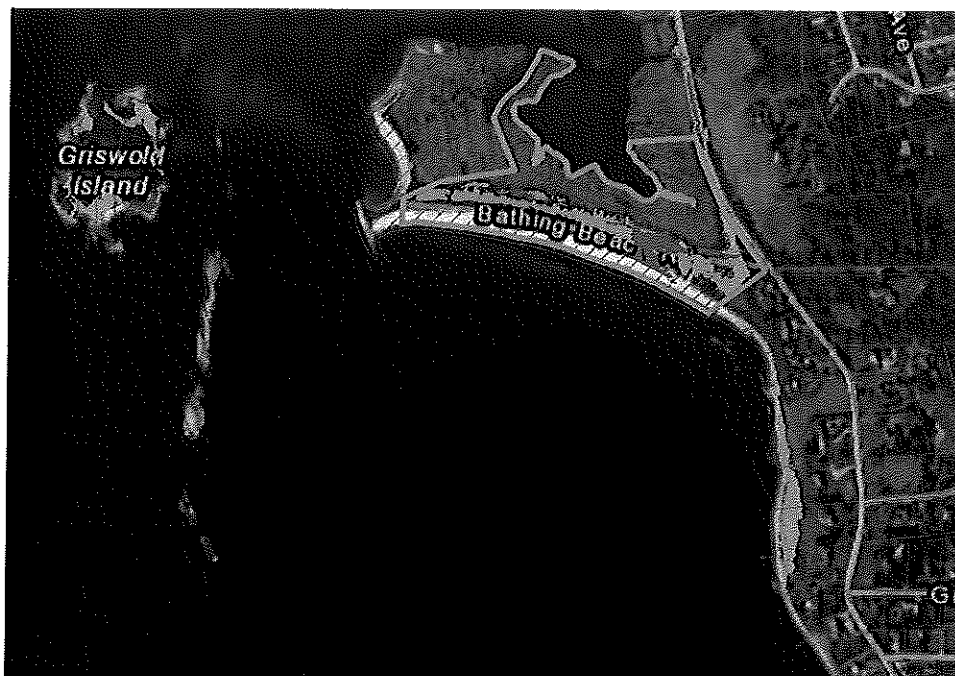


### 3.2 Maps of top 10 parcels by suitable advancement area

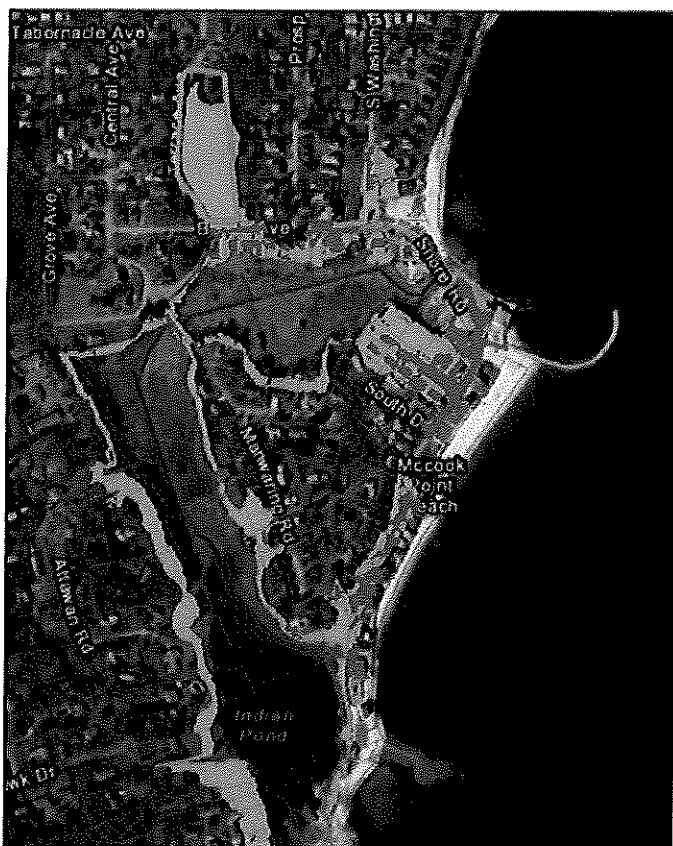
The following “quick” maps are for orientation purposes only. In other words, there is no scale so they should not be spatially compared. See section 2.3 for comparable maps.



*Overview of top 10 individual parcels by suitable advancement area*



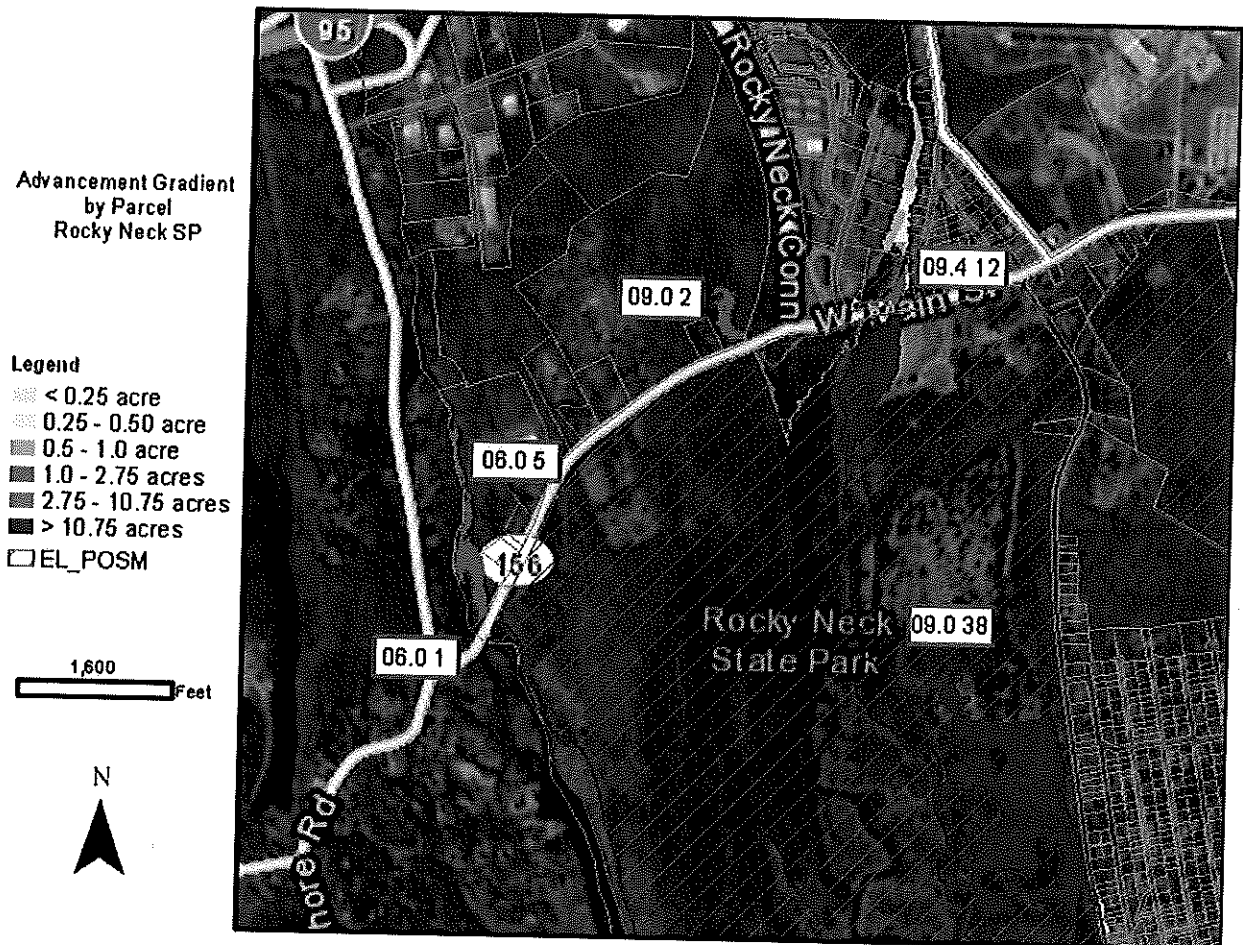
*#4: Private OS parcel (02.1 13) owned by Old Black Point Association on Long Island Sound*



*#5: Private parcel (08.2 24) near Indian Pond*

### 3.3 Advancement gradients by neighborhood

The following maps provide an overview of the advancement landscape in select East Lyme neighborhoods. The color gradient reflects the total area of suitable advancement per parcel and specific parcel IDs are given for advancement sites greater than 1 acre.



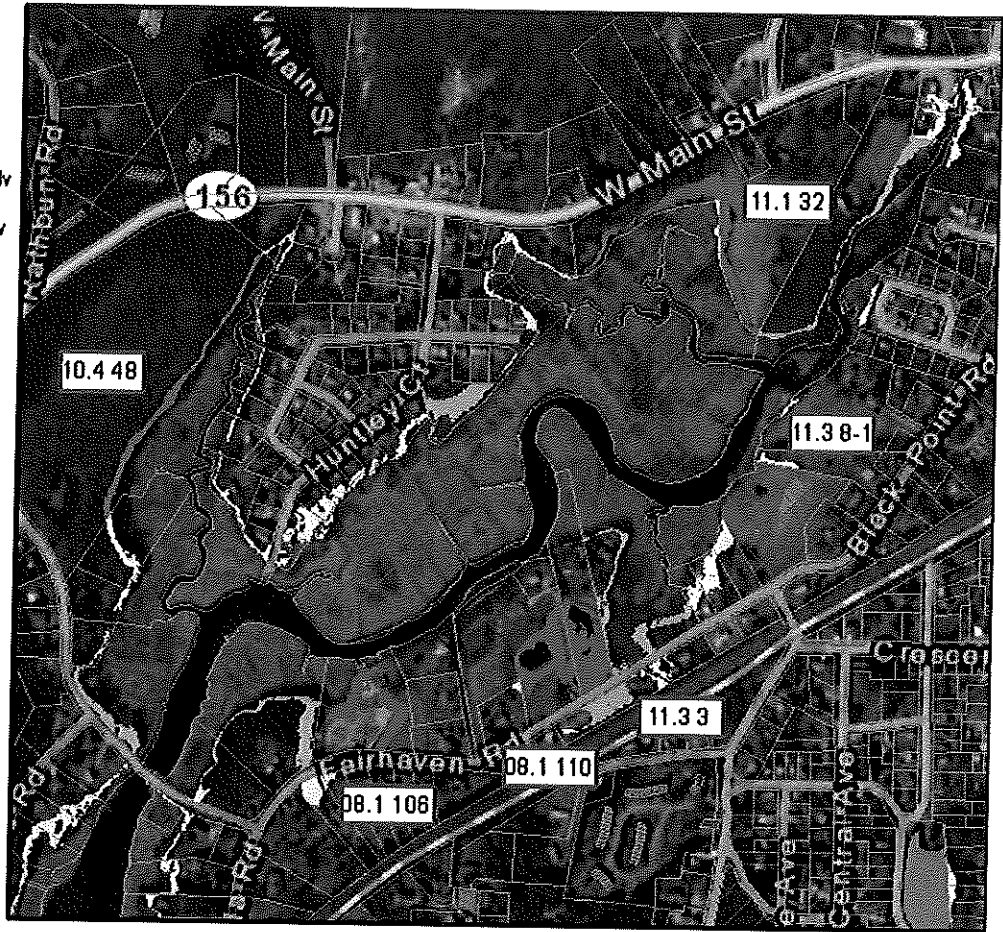
*Advancement landscape of Rocky Neck State Park and adjacent parcels to the north. The RNSP parcel (09.038) is the single largest site for advancement and several other parcels of greater than 1 acre are connected to it via the adjacent hydrology flowing under Rt. 156.*

Gradient of Suitable Adv  
by Parcel  
Upper Pataguanset Riv

Legend

- ▣ EL\_propOS
- ▣ EL\_POSM
- ░ < 0.25 acre
- ░ 0.25 - 0.50 acre
- ░ 0.5 - 1.0 acre
- ░ 1.0 - 2.75 acres
- ░ 2.75 - 10.75 acres
- ░ > 10.75 acres

830  
Feet



*Advancement landscape in the Upper Pataguanset River. There is a lot of fringing advancement on the north and western side of the river, while the proposed OS parcel (11.3 8-1 aka "PataRiv1") has a consolidated advancement site greater than 1 acre.*

Gradient of Suitable Adv  
by Parcel  
Indian Pond

Legend

- < 0.25 acre
- 0.25 - 0.50 acre
- 0.5 - 1.0 acre
- 1.0 - 2.75 acres
- 2.75 - 10.75 acres
- > 10.75 acres
- EL\_POSM
- ▨ EL\_propOS

830 Feet



*Advancement landscape around Indian Pond.* There is a top 5 advancement site located within parcel 08.2 24 though a row of homes will present a challenge to the connectivity of the rising hydrology, and Beach Ave itself seems to form another literal "road block."