TOWN OF EAST HADDAM
PLANNING AND ZONING COMMISSION

Town Office Building - P. O. BOX K
EAST HADDAM, CT 06423
HOURS: Mon., Weds. & Thurs. - 9AM - 4PM; Tues. - 9AM - 7PM; Fri. - 9AM - Noon
(860) 873-5031 - Fax (860) 873-5025

APPLICATION FOR PRELIMINARY SUBDIVISION/RESUBDIVISION REVIEW

APPLICATION FOR FINAL SUBDIVISION APPLICATION SUBDIVISION/RESUBDIVISION REVIEW

EAST HADDAM PLANNING AND ZONING COMMISSION

APPLICATION FOR PRELIMINARY SUBDIVISION/RESUBDIVISION REVIEW

TITLE FOR SUBDIVISION/RESUBDIVISION Proposed Retail Development

APPLICANT'S NAME: Gary Eucalitto - Garrett Homes, LLC
ADDRESS: 59 Field Street, Torrington, CT 06790 **PHONE:** 860-307-5479
EMAIL eucalittogary@gmail.com

OWNER'S NAME: Goodspeed Realty, LLC
ADDRESS: 25 Falls Road, East Haddam, CT
EMAIL _____

ASSESSOR'S MAP # 65 **LOT #** 047 **ZONE/DISTRICT** C/B/IG
STREET: 25 Falls Road **ACREAGE** 13.00 **# OF LOTS** 2

SURVEYOR: Carmine J. Matrascia, L.S. - Dufour Surveying, LLC **PHONE** 860-314-0502
ADDRESS 575 North Main Street, 1st Floor, Bristol, CT 06010
EMAIL dufour.surveying@yahoo.com

ENGINEER: Matthew Bruton, P.E. - BL Companies **PHONE** 860-760-1933
ADDRESS: 100 Constitution Plaza, 10th Floor, Hartford, CT 06103
EMAIL mbruton@blcompanies.com

SOIL SCIENTIST: James Sipperly **PHONE** _____
ADDRESS: _____
EMAIL _____

LANDSCAPE ARCHITECT: Wayne Violette, P.L.A. - BL Companies **PHONE** 203-608-2457
ADDRESS: 100 Constitution Plaza, 10th Floor, Hartford, CT 06103
EMAIL wviolette@blcompanies.com

ENVIRONMENTAL CONSULTANT: _____ **PHONE** _____
ADDRESS: _____
EMAIL _____

DATE: 2/3/21

(Garrett Homes, LLC)
APPLICANT / OWNER SIGNATURE

Matthew J Bruton
AGENT SIGNATURE

Date Received: _____

Date of Preliminary Hearing _____

APPLICATION REQUIREMENTS/POLICIES

__X__ a) Application. The Subdivider, hereinafter sometimes called the Applicant, may present to the Commission a request for the consideration of the Preliminary Layouts. Six (6) paper prints of each of the Preliminary Layouts (Conventional versus Conservation), in accordance this Section 3.03.h of these Regulations, shall be submitted with the request.

__X__ b) Technical Reports. The Applicant shall obtain from a licensed professional engineer a written report or reports as to the general feasibility of the following: The proposed water supply, and the proposed drainage plan and sewage disposal in the area to be subdivided, and shall deliver said report(s) to the Commission. The Applicant shall demonstrate where the proposed development fits within the watershed, ie. regional, subregional, and local drainage basins. The applicant shall cause to be performed, at his expense, such tests as the appropriate Town officer or officers may request. The Commission may request such other report(s) as are deemed advisable.

__X__ c) Check by Commission. At the time of the filing of a request for the consideration of the Preliminary Layouts, the Commission or its designee shall check such request and layouts and when the information contained in said request is substantially complete in accordance with this Section of these Regulations, the matter shall be placed on the agenda for a regular public meeting of the Commission. The applicant's agents shall certify that the information contained in the request and layouts is true and correct and meets the requirements of these Regulations and any other applicable town or state regulations. Whenever desirable, the Commission and/or its representative(s) may examine the site of the proposed subdivision with the applicant or his authorized representative(s), prior to said meeting, and the applicant, by making a request under this Section, shall be deemed to consent to such site examination.

__X__ d) Notice of the Meeting with the Commission. The Commission shall notify the applicant, prior to said meeting, of the date, time and place of the meeting of the Commission at which the Preliminary Layouts are to be considered and the applicant, or his fully authorized representative, should attend said meeting unless he has notified the Commission at least one day prior to said meeting of his inability to attend. All Preliminary Layout and reviews require the property to be posted with notice of such meeting. The requirements of such notification are explained in Section 4.20 General Requirements

__X__ e) Consideration of the Preliminary Layouts. The Preliminary Layouts will be considered at a regular public meeting of the Commission at which it is on the agenda. The Commission may hold a public hearing on any such request, and even in the absence of a public hearing, may, in its sole discretion, permit persons to be heard and written communications received at such meeting. The purpose of entering information from the public is to gather certain information such as environmental, historical, and archeological factors that may assist the Commission and applicant in the decision making process.

__X__ f) The Commission shall have the right to recommend the subdivision method (Conventional or Conservation) based on the information provided in the preliminary layouts provided by the applicant and from comments generated from other Commissions, Boards, Agencies, and the public. The Inland Wetlands and Watercourses Commission, the Conservation Commission, and Historic District Commission will be given sets of the preliminary application for review.

__X__ g) Effect of Consideration of Preliminary Layouts. The purpose of the consideration of the Preliminary Layouts is to provide preliminary guidance to the Applicant, and to identify areas of concern or

further study, so as to minimize delay, expense and inconvenience to the public, the Applicant, and the Commission upon the future receipt, if any, of a formal application for subdivision. Neither the applicant nor the Commission shall be in any way bound by any statement made during such Preliminary Layout consideration, nor shall the statement of any Commission member be deemed to be an indication of pre-judgment or prejudice, it being acknowledged by the applicant that the Commission's responses, like the request itself, are preliminary and subject to further change and refinement. There shall be no vote or other formal action on any request for Preliminary Layout consideration, other than referrals to other municipal, State, or Federal agencies for review and comment if deemed advisable by the Commission.

__X__ h) Preliminary Layouts submitted to the Commission should be drawings or prints of drawings produced by a landscape architect, engineer, or surveyor at a scale of one inch equals forty feet (1"=40') or one hundred (100') feet on sheets twenty-four by thirty-six inches (24"x36") in size. It is recommended that on complex projects that, at the minimum, the services of an landscape architect, engineer, surveyor, and biologist be contracted as part of the project team for presentation. The Preliminary Layout shall contain the following information:

__X__ i). Names of owners of record and proposed subdivider, proposed subdivision name and identifying title, location of subdivision, approximate north arrow and scale and date of drawing.

__X__ ii). Location and approximate dimensions of all existing property lines of the subdivision including assessor's map and lot numbers.

__X__ iii). All pertinent features, such as existing structures, stonewalls, foundations, easements, wetlands, watercourses, swampland and wooded areas, and proposed Conservation Areas properly labeled.

__X__ iv). Approximate contours of the existing surface of land, with intervals adequate to indicate drainage and grades.

__X__ v). Proposed lot lines with approximate dimensions and area of all proposed lots

__X__ vi). Location and approximate dimensions and area of all property proposed to be set aside for open space, playground or park use.

__X__ vii). A reference map to the scale of one inch equals one thousand feet (1"=1000') showing the proposed subdivision and tie-in to the nearest street intersection. If the application submitted covers only a part of the applicant's holdings, a map which may appear on the same sheet, drawn on a scale no less than one inch equals two hundred feet (1"=200') showing an outline of the plotted area with its proposed road system and an indication of a proposed future road system and lot layout for the remaining portion of the tract.

__N/A__ viii). A set of maps demonstrating how the four step conservation development process of Section 3.02 was used. (See below)

__X__ ix). Where the subdivider anticipates that the Subdivision will be developed in phases, such phases should be delineated on the Preliminary Layout.

__N/A__ x). Mapping and a narrative describing the use of the four step development process for a Conventional and Conservation Plan. (See next page)

__X__ xi). Maps indicating where the development exists in relationship with the watershed, ie regional, subregional, and local basins.

N/A **Consideration of Conservation Plan and use of the four step development process.**

i) The applicant shall use the four step process to create the proposed Conventional and Conservation Subdivisions. This process shall be demonstrated with a site plan and detailed narrative. The design process

identifies historical, cultural and natural resources, potential open space corridors, views and vistas, sensitive wildlife areas, Conservation Areas, and other areas that should not be adversely impacted by development.

Step One: Identifying Conservation Areas

Conservation Areas limited to regulatory jurisdiction such as wetland and floodplains; and Conservation Areas including those unprotected elements of the natural landscape such as steep slopes (20% or greater), mature or productive forestland, potential contiguous open space or connective green belts, prime farmland, land that protects critical or threatened species or communities of special concern as identified by the Department of Environmental Protection, areas that have recreation value as recommended in the Recreation and/or Open Space Plan component of the Plan of Development; wildlife habitats, and cultural features such as historic and archeological sites; and scenic views and vistas. This phase will require the property boundary to be located, the wetland areas delineated, and the services of professionals such as a biologist and/or a landscape architect to determine the potential Conservation Area.

Step Two: Locating Developable House Sites

The second step involves locating approximate house sites on suitable soils outside of the Conservation Areas. Random soil testing throughout the property in a grid of approximately 200 feet apart will give a general indication of the areas suitable for development.

Step Three: Aligning Streets and Driveways

The third step consists of tracing a logical alignment for the location of streets to serve the house sites, which street pattern is in harmony with the natural topography to minimize cuts and fills.

Step Four: Drawing in the Lot Lines

The final step is to draw in the lot lines.