



February 24, 2023

Mr. Mark Reynolds, PE
Reynolds Engineering Services, LLC
63 Norwich Ave.
Colchester, CT
markreynoldsenineer@gmail.com

Re: Applications IW-23-005, PZC 23-002, and PZC-23-003
Proposed Open Space Subdivision at 37 South Main Street

Dear Mr. Reynolds,

I have conducted an initial review of the application for an Open Space Subdivision in accordance with Section 8.6 of the Zoning Regulations at 37 South Main Street. Below are my comments.

General Notes

- Submit an application to the Chatham Health District for approval.
- Due to the fact that more than 5 acres will be disturbed, please submit an application to CT DEEP for a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities.
- This department will refer this subdivision plan to the Police Department, Department of Public Works, Water Pollution Control Authority, Fire Marshal, and any other departments necessary. The PZC will not approve the plans without favorable comments from all. My department will schedule a meeting with all of the above and you to discuss the plan and any requirements they may have.
- The plans will be referred to the Conservation and Lake Commission for review. We will provide the date and time of the meeting so that you can attend. This is an internal referral that has no cost; however, that Commission may make recommendations regarding the proposed open space.
- The project lies in an area shown in the CT DEEP Natural Diversity Database (NDDDB) which could potentially house endangered or threatened species. Please provide proof that a NDDDB Environmental Review request was made to CT DEEP and provide their response when available.
- Please submit estimated construction costs of all parts of the project that will be publicly owned, along with a performance bond estimate calculated in accordance with Section 9.1.E of the Zoning Regulations.
- Please provide information on the future ownership of the Open Space and how it will be conveyed.
- Will an HOA be established? If so, please provide draft declaration documents.
- Please provide a draft Developers Agreement to accompany the performance bond. If needed, my department can provide a model agreement.
- Please provide recertification of the flagged wetland boundary as requested by the IWWA.

Plan Considerations

- The plan as submitted includes several items that do not meet the current requirements found in Section 8.6. The regulations; however, do give the Commission the power to waive application requirements with a $\frac{3}{4}$ majority vote. As part of any waiver request, you must demonstrate that the waiver is in the public interest and is consistent with the purpose and intent of the Open Space regulation (8.6.F.1.c). Please consider a written request for waivers to requirements within the regulation as allowed in Section 8.6.F.1.a. Possible waiver requests may include:
 - Waiver of 8.6.H.2.d which requires that the first lot be more than 100 feet from a lot that fronts the road (Lots 1, and 22 appear to be not in compliance).

- Waiver of 8.6.E.3 that requires only detached single family dwellings (lots 4, 6, 9, 10, and 11 are shown as duplexes)
- Waiver of maximum number of lots based on standard yield plan due to the fact that the site is currently approved for 127 dwelling units.
- Please provide a yield plan in accordance with Section 8.6.F.3.b. based on the zone change request.
- Please provide a location for mailboxes, along with a vehicle pull off for pick-up and delivery.
- Please provide a location for an underground fire suppression tank.
- Will there be an entrance sign to the subdivision? If so, please provide location and proposed sign mock-up.
- Please consider changing the name of “Hampton Way” as East Hampton already contains a “Hampton Court”
- If possible, please provide façade drawings of potential house designs.
- In accordance with Section 8.6.H.2, the required front yard on all lots is to be no less than 30 feet. Several sheets (5 and 7) of the plan reference a 25’ front yard while sheet 3 shows a 30’ front yard. Please revise.
- The plan should include an access drive to the stormwater basin.
- The development schedule on sheet 12 indicates a construction schedule beginning in fall 2020. Please revise.
- Please show sight line distances at the intersection of the new proposed road and South Main Street.
- Please consider extending the sidewalk along South Main Street to the property line. A sidewalk exists approximately 400 feet to the north and the Town may consider connecting the two in the future.
- Please show ADA compliant sidewalk ramps and crosswalks at appropriate locations (intersections, etc).
- Please indicate location of traffic control signage and pavement markings.
- Is a fence surrounding the retention pond being considered? If so, please include on the plans.

Stormwater and Erosion and Sedimentation Control Plans

- Please provide drainage calculations.
- The stormwater basin does not appear to include an emergency overflow outlet.
- The General Erosion and Sedimentation Control notes on sheet 12 indicate that a third party will be retained to monitor conditions during construction. Please propose a third party entity for review.
- The General Erosion and Sedimentation Control notes (sheet 12) reference check dams to control turbid water during construction. No check dams are present on the plans.
- Please indicate where construction stormwater will be directed. Will the stormwater basin be constructed first, or are temporary sediment ponds being used? If so, where?
- References to hay bales should be revised to straw bales as hay bales can encourage spreading of invasive species.

Other Notes

The Open Space Subdivision plan is being referred to the Town’s consulting engineer. The cost of that review will be passed on to the applicant in accordance with the Zoning Regulations. An estimate of the cost will be provided to you before the review is completed.

Also, in addition to any performance bonds that may be required, a fee equal to 3% of the performance bond total will be required to be submitted to the Town.

As revisions are made to the plan, further reviews will be conducted and passed along to you.

Thank you,



Jeremy DeCarli
Planning & Zoning Official