



July 26, 2023

Flanders Road Estates, LLC  
c/o Mr. W. Wayne Rand  
244 Middletown Ave.  
East Hampton, CT 06424  
[wayne@randci.com](mailto:wayne@randci.com)

Re: Home Acres Estates  
PZC Application #PZC-23-017, IWWA Application #IW-23-014  
Plan Set Dated 7/19/2023

Dear Mr. Rand,

I have conducted a review of the application and plans for a 15-lot residential subdivision in the R-4 Zone in accordance with Section 4.4 of the Zoning Regulations and the East Hampton Subdivision Regulations. Below are my comments.

#### **General Notes**

1. If you haven't done so already, please submit an application to the Chatham Health District for approval.
2. Due to the fact that more than 5 acres will be disturbed, this project will require an application to CT DEEP for a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities. Once received, please submit a copy of the permit for our records.
3. I have referred the plans to various departments in Town. As comments are received, they will be forwarded to you.
4. Please provide information on the future ownership of the Open Space parcel and how it will be conveyed.
5. The owner of the open space parcel should be named as an entity with rights to the private road when those documents are created.
6. The road is being proposed as private. How will maintenance be guaranteed in perpetuity? Please consider creating a maintenance schedule and maintenance agreement for all property owners to be aware of.
7. Will an HOA be established? If so, please provide draft declaration documents.
8. Please submit drainage calculations and a drainage report.
9. The final plan set will require the signature of the Surveyor, Engineer, and Soil Scientist.

#### **Plan Considerations**

1. There is no access to the proposed open space parcel. Please provide either a permanent easement for access or include an access strip from the cul-de-sac.
2. What is the proposed ownership of the extension of the Pecausett Trail right-of-way, and who will be responsible for maintenance? Please clarify.
3. The size of the conservation easement located on the southwest side of the property is not noted on the plan (Sheet SP-4). Please include on the plans.
4. Proposed clearing limits are not shown on the plans, please include proposed clearing limits.

5. The shared driveway at the end of Pecausett Trail needs to be 22 feet wide and paved in accordance with Section 4.6.C.2.
6. Please include road construction details.
7. Please include drainage swale construction details.
8. Please include stormwater basin and outlet structure details.
9. There does not appear to be any erosion and sedimentation controls called out on the plan. Please include erosion and sedimentation controls.
10. Please revise the noted elevations of the outlet structure from the stormwater basin as they are incorrect.
11. Please check the elevation labels on the south side of the stormwater basin as they appear incorrect.
12. All references to haybales being used for erosion control should be revised to strawbales. Haybales are discouraged for their potential to spread invasive species.
13. On Sheet DN-1, the "Wetlands Application Data" notes are referring to a different subdivision. Note 1 states that this is a 20.2 acre parcel being subdivided into 8 lots, note 2 includes an incorrect wetland delineation date, and note 3 includes incorrect information regarding the amount of disturbance. Please revise.
14. Please provide a proposed road name for approval.
15. Plans should include a sight line demonstration at the intersection of the new road and Flanders Road.
16. The plans should include a stop sign and any other traffic control devices.
17. Please include a 10,000 gallon fire suppression tank.
18. Please include a location for mailboxes and a pull off for vehicles to access the mailboxes.
19. Please include the location of proposed underground utilities (electric, telephone, cable, etc.)

This plan will be referred to other departments for review. As comments are received, they will be passed along to you.

Thank you,



Jeremy DeCarli  
Planning & Zoning Official