



Office of PLANNING & ZONING OFFICIAL
JEREMY DECARLI
jdecarli@easthamptonct.gov

INTERDEPARTMENTAL REFERRAL

Re: Application to the Planning and Zoning Commission

The following Application has been made to the East Hampton Planning and Zoning Commission. Please review the attached documents. We ask that you please submit any comments you may have to the Planning and Zoning Department prior to the date indicated below. If you have any questions, please contact the department.

PROPERTY LOCATION: Long Hill Rd

PROJECT NAME: 8 Lot Subdivision

APPLICANT: Long Hill Estates c/o Wayne Rand **DAYTIME PHONE:** 860-267-6623

MAILING ADDRESS: 244 Middletown Ave.

P&Z APPLICATION #: PZC-21-009

MEETING/HEARING DATE: May 5, 2021

COMMENTS: I have reviewed the plans as presented and I have serious concerns with potential site line issues for lots #6 and #7, near SNET pole #632. The roadway just to the west of the proposed curb cuts is elevated and will present issues for drivers attempting to exit their driveway. I do not support this plan as presented

If you have no comment, please sign on the line below.

Name: Dennis S. Woessner
Position: Chief of Police
Date: April 16, 2021

Castonguay, Christine

From: Walsh, Matthew
Sent: Monday, April 19, 2021 9:37 AM
To: DeCarli, Jeremy; Fire Marshal; Woessner, Dennis; Ryan McCammon; Fire Chief
Cc: Castonguay, Christine
Subject: RE: Proposed Subdivision - Long Hill Road PZC-21-009

Good morning Jeremy please see my comments below for the proposed subdivision on Long Hill.

1. The proposed driveways have grades that are nearly 15% this exceeds 12% which is the maximum slope allowable. Within the town right of way the maximum allowable slope is 8%. Revise driveway grading and label all slopes of proposed driveways.
2. Label the proposed sight distances of all proposed driveway locations. Provide a sight distance profile for the driveways of lots 6 and 7 due to the significant grade change of the road profile to the west.
3. The grading on the site plan differs from the grading on the drainage plan. Revise plans so grading is consistent on all sheets.
4. The drainage plan proposes a 12" crossing pipe between the driveways of lots 6 and 7 which lot is responsible for maintenance of this system?
5. The drainage plan proposes a 12" crossing pipe between the driveways of lots 2 and 3 and discharging onto lot 1 which lot is responsible for maintenance of this system?
6. The drainage swale between the driveways of lots 6 and 7 as well as lots 2 and 3 will need to be armored with riprap due to its 15% slope to prevent erosion.
7. It does not appear that Fire apparatus or any other larger vehicle would be able to make the turning movement from the common driveway onto the lot 8 driveway. Revise this driveway layout for a turning radius that allows for a larger vehicle.
8. An access easement will also be required for lot 8 over the rest of the shared driveway of lot 6. Language should be included on the responsibility for maintenance of the shared portion of the driveway.
9. While volumes have been provided for the various storm water measures, a drainage area plan has not been provided along with impervious areas and proper drainage calculations. This is required to ensure the ponds and pipes are sized accurately and do not impact the road. Currently the ponds and piping associated with the long paved driveways to the rear lots appear to be undersized. More information is required to make an accurate review.
10. Driveway cross culverts will likely need to be installed at all driveways to maintain the current roadway drainage system. The minimum size of driveway cross culverts shall be 15" with 2" of cover.
11. Further review of these plans will be needed once the required adjustments have been made.

Thank you

Matthew Walsh P.E.
Director of Public Works
Tree Warden
1 Public Works Drive
East Hampton, CT 06424
860-267-4747



Sent via Email Only

April 21, 2021

Mr. W. Wayne Rand
Long Hill Estates, LLC
244 Middletown Ave.
East Hampton, CT 06424
wayne@randci.com

Re: Long Hill Estates Subdivision
Map 06/ Bock 12/ Lot 8
Planning and Zoning Application # PZC-21-009
IWWA Application # IW-21-008

Dear Mr. Rand,

I have conducted a Staff Review of the Plans entitles “Long Hill Estates Residential Subdivision 53 Long Hill Road” and have the following questions and comments:

1. The cover sheet on the plan includes a submission date of July 25, 2011. I can only assume this is a typographical error. Please correct.
2. We have received a partial plan set showing changes to the plan including one additional lot (new lot 8) and stormwater swales and basins. Please submit a full plan set with the correct revision date referencing all of the changes related to new drainage, the additional lot and further changes made.
3. We have received calculations for the new stormwater management areas, but have not received pre-development and post development runoff calculations. Please refer to Section VIII of the subdivision regulations and provide all information and calculations as required.
4. A stormwater summary was provided in the latest package of materials received by our office. There are question marks written into the description of SWM-2 and SWM-4. Please provide a final version which determines the actual design.
5. I am concerned about the design of SWM-2 and SWM-4. SWM-2 is an approximately 200 foot long swale ending at a near 90 degree turn into a pipe. SWM-4 is an approximately 350 foot long swale along a significant slope ending in a near 90 degree turn into a pipe. I have concerns about the potential velocity of the water running down the swales being able to enter the pipe without eroding the bottom of the swale resulting in water on Long Hill Road. Please advise how these swales will handle the volume and velocity of stormwater.
6. Please indicate the acreage of the proposed conservation area.
7. Please indicate who the holder of the conservation easement will be.
8. The plans submitted include a signature line for the soil scientist, but have not been signed. The revised plan set should be signed by all parties.
9. Please show sightlines from propose driveways on the plans.
10. An access easement must be shown over lot 6 in favor of lot 8.

11. Please provide a draft shared driveway agreement for review.
12. Please address all comments received from both the Public Works Department and the Police Department/ Traffic Authority.
13. When revised plans are received, we will be forwarding to the Town Engineer for review, the cost for which will be collected from you.

Other comments we receive from other regulatory agencies will be passed on to you to be addressed.

If you have any questions, please feel free to contact me.

Sincerely,



Jeremy DeCarli
Planning and Zoning Official

Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301
baltro@aol.com

RECEIVED
4.27.2021
East Hampton
Land Use Office

Responses To town staff comments

Police Dept.: Sightline was their only concern and that has been addressed by adjusting the lot configuration to get the Lot #7's drive as far from the existing highpoint in Long Hill AND by moving the access drive location for the combined drive serving lot #8 and #6 to the highpoint.

Sightline profile have been done for the 3 drives affected by the Highpoint. Those profiles have been included. These demonstrate that all driveways now exceed the 200' min required by the regulations. The shortest sightline we now have is 285' and the other 2 profiles show over 325' clear.

Public Works Department:

- 1) The driveways have been revised to meet the subdivision standards. They all have 3% from the road to the ROW, the next 10' at 5% then most drives are graded at the 15% max for portions or the bulk of the drive.
- 2) As mentioned above the sightlines were a concern but the changes to the configuration have solved for that concern. Profiles have been cut for the 3 drives affected by the HP.
- 3) All grading now matches.
- 4) All 12" pipes have been removed.
- 5) All 12" pipes have been removed so no system to maintain.
- 6) This swale has been removed.
- 7) The common driveways "intersection" has been widened to 15' wide and large 15-20 radius are now proposed.
- 8) A Shared Driveways Easement is now shown on the plans.
- 9) A full drainage report has been done and will be presented to the reviewer on 4/26 and submitted with the revised plans.
- 10) Driveway culvert are now shown for the drives where the swale exists. The swale has been improved to be wider and deeper than existing. Lastly, the requested 15" culverts have been shown. They will be RCP Class 5 pipe which requires only 12" min cover. That min cover has been provided.
- 11) Acknowledged.

Town Planner:

- 1) Date has been removed.
- 2) A complete package will be resubmitted.
- 3) A Full Drainage report and Area map will be submitted.
- 4) A Full Drainage report will be submitted.
- 5) The has been removed.

- 6) Added to the plans.
- 7) To be determined.
- 8) Signed plans will be provided.
- 9) Sightline profiles for the 3 drives with the min distance have been profiles. See response to Police above.
- 10) Access Easement has been provided.
- 11) This will be provided.
- 12) Addressed.
- 13) Acknowledged.

Chatham Health:

- 1) Added to the plans.
 - 2) Note has been added to the GU plan.
 - 3) Locations shown on the plans. Depths and presoak data added to the Test Data sheet.
 - 4) Added.
 - 5) The correct rating has been updated.
 - 6) Proposed underground electric has been shown and a note added addressing tight pipe.
 - 7) The reserve has been revised to meet the min needed.
 - 8) The system has been moved 35'+/- away from the TP of concern. Trench lengths will be determined at time of detail septic design by the future lot owner.
-
- 1) All wells location shown meet this design recommendation.
 - 2) Systems are positioned accounting for the SWM facilities

Castonguay, Christine

From: DeCarli, Jeremy
Sent: Wednesday, April 28, 2021 1:51 PM
To: Castonguay, Christine
Subject: FW: Updated Documents Long Hill Estates Subdivision

PD comments for Long Hill for PZC

Jeremy

Jeremy DeCarli, AICP, CZEO
Planning & Zoning Official
Town of East Hampton
1 Community Drive
East Hampton, CT 06424
T: 860-267-7450
E: jdecarli@easthamptonct.gov
www.easthamptonct.gov

From: Woessner, Dennis <dwoessner@easthamptonct.gov>
Sent: Wednesday, April 28, 2021 1:50 PM
To: DeCarli, Jeremy <jdecarli@easthamptonct.gov>
Subject: RE: Updated Documents Long Hill Estates Subdivision

I have reviewed the revised plans as presented to me on April 27th, for the Long Hill Estates Subdivision, and I am satisfied that they have corrected the site-line issues that were in the previous plans. Previously lots #6 and #7 had site line issues and those driveways have either been moved or combined with others to create adequate site lines.

From: DeCarli, Jeremy <jdecarli@easthamptonct.gov>
Sent: Tuesday, April 27, 2021 5:12 PM
To: Fire Marshal <firemarshal@easthamptonct.gov>; Fire Chief <firechief@easthamptonct.gov>; Woessner, Dennis <dwoessner@easthamptonct.gov>; Walsh, Matthew <mwalsh@easthamptonct.gov>
Subject: Updated Documents Long Hill Estates Subdivision

Attached are updated documents and responses regarding the Long Hill Subdivision application.

Jeremy

Jeremy DeCarli, AICP, CZEO
Planning & Zoning Official
Town of East Hampton
1 Community Drive
East Hampton, CT 06424
T: 860-267-7450
E: jdecarli@easthamptonct.gov
www.easthamptonct.gov

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A