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RECEIVED
8.28.2023
East Hampton
Land Use Dept.

August 27, 2023

Mr. Jeremy DeCarli, AICP, CZEO
Planning & Zoning Official
1 Community Drive
East Hampton, Connecticut 06424

**RE: Home Acres Estates – Proposed “Quinn Way”
15 Lot Subdivision – Flanders Road
East Hampton, CT
IWWA App # IW-23-104**

Dear Mr. DeCarli:

Transmitted herewith are revised plans and a Storm Water Management report revised August 27, 2023 for the referenced project and Inland Wetlands and Watercourses Agency permit application. The plans have been revised to address comments in your letter dated July 26, 2023 as follows:

General Notes:

1. An application has been submitted to Chatham Health District for their review of the proposed 15-lot subdivision. The application was stamped received by CHD on August 17th and the data provided to them includes more than 78 deep test pits and 30 percolation rate tests.
2. Due to the size of the project and overall disturbance, we will submit an application to CTDEEP for a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities. When we receive the permit confirmation, we will provide a copy to your office.
3. Duly noted that additional staff comments may be forthcoming.
4. The previously proposed ‘Open Space’ parcel will now be included as part of Lot #8, an oversized rear lot containing 16.25 acres at the end of the proposed private road. The open space area will be covered by a conservation easement to be recorded on the East Hampton Land Records.
5. (see above)
6. The new roadway serving twelve (12) of the lots is proposed to be private. It will be held in ownership by a Homeowners Association (HOA). Documents will be created requiring the perpetual maintenance of the roadway and storm water detention basins. We understand that these documents will need to be formalized prior to final Subdivision approval by Planning & Zoning.
7. Yes, an HOA will be required. We will provide draft HOA documents prior to final Subdivision approval by Planning & Zoning.

8. A Storm Water Management report has been submitted. As demonstrated in the report, there are two main watersheds (drainage divides) on the parcel. Post-development flow rates will be reduced from pre-development rates by provision of two storm water detention basins with outlet control structures; one basin will be located in each drainage divide.
9. The engineers seal has been added to the plan set sheets in addition to the surveyors seal. Final plans, for recording, will include the signature of the certified soil scientist.

Plan Considerations:

1. As described above, the proposed open space will be part of Lot #8; there is no need for a public access point.
2. The Town of East Hampton owns the property to be used for the extension of a private driveway (22' wide) extending from the Pecauset Trail cul-de-sac. If desired, the ownership can be turned over to the proposed HOA for the perpetual maintenance of the private portion.
3. The proposed open space area provided within Lot #8 and covered by a permanent conservation easement is 7.28 acres.
4. The proposed treeline (extent of clearing limits) has been added to the plans.
5. In accordance with Section 4.6.C.2 the proposed shared driveway from the end of Pecauset Trail is now shown as 22' wide.
6. Road construction details have been added to Sheet DN-2. The road section will consist of 4" bituminous concrete (installed in two lifts), atop 6" of processed aggregate, atop 10" of gravel base.
7. A detail of the proposed roadside swale has been added to Sheet DN-2. In addition to this swale on the down-gradient side of the road, a cut-off swale has been added to the up-gradient side of the roadway. This cut-off swale will accommodate overland flow as well as ground water to protect the roadway and minimize icing during winter conditions.
8. An outlet control structure(s) detail has been added to Sheet DN-2. The detail includes a chart describing the outlet orifice sizes and elevations for each proposed structure. This detail is consistent with the Storm Water Management report calculations.
9. Sediment and erosion controls have been added to the plans and are called out. E&S controls are shown on the Grading & Erosion Control Plans (Sheets GP-1 thru GP-6).
10. The outlet structure labels have been corrected on the plans.
11. The proposed contour labels have been corrected on the plans.
12. As suggested, all references to "haybales" have been changed to "strawbales".
13. The notes on Sheet DN-1 have been corrected to refer to the characteristics of this proposed 15-lot subdivision on 52.89 acres.
14. The applicant is proposing to name the private roadway "Quinn Way" and it has been labeled accordingly on the plans.
15. The Road and Sightline Profile (Sheet PP-1) depicts the proposed grading work required to achieve the intersection sight distance (ISD) looking to the right from the proposed roadway along Flanders Road. Based on a field review, the ISD looking to the left from the proposed roadway along Flanders Road is acceptable and no grading is required.

16. The plans have been revised to call for a proposed "STOP" sign and painted stop bar along the proposed roadway at Flanders Road. An additional sign is proposed to notice that the roadway is "private" and there is "no outlet".
17. As suggested, the plans call for the installation of a 10,000 gallon fire suppression tank. This will be located on the west side of roadway at approximately station 16+00. This is an amenity to be maintained by the HOA.
18. As suggested, a pull-off is proposed at the beginning of the private roadway for the installation of a bank of mailboxes to serve the subdivision residents.
19. Utilities serving the building lots are proposed to be installed underground and are depicted on the plans. The final locations are of course subject to approval by the utility providers.

If you have any questions or concerns, please contact me.

Truly Yours,

A handwritten signature in blue ink, appearing to read 'R. Baltramaitis', with a long horizontal flourish extending to the right.

Robert V. Baltramaitis, P.E.

Cc: Wayne Rand – Flanders Road Estates, LLC