



# *Town of Colchester, CT*

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

WEDNESDAY, AUGUST 19, 2020

REGULAR MEETING AT 7:00 P.M.

Virtual Meeting to be held via ZOOM. For a link to the ZOOM meeting please visit the Town of Colchester Public Meetings Calendar at [www.colchesterct.gov](http://www.colchesterct.gov)

## AGENDA (Revised 8/17/2020)

**1. Call to Order**

**2. Additions to the Agenda**

**3. Minutes of Previous Meetings:** July 15, 2020

**4. Public Hearing:**

- A. Night Watch Properties, LLC – 489 Old Hartford Road  
Resubdivision (2020-009), Special Permit / Site Plan (2020-010)

**5. Five Minute Session for the Public**

**6. Pending Applications**

**7. New Applications:**

- A. Double Down, LLC – 13 Reservoir Road  
Subdivision (2020-012)
- B. NERP Holdings and Acquisitions Company, LLC  
Regulation Text Amendment (2020-013)
- C. Chestnut Hill Development, LLC – Chestnut Hill Rd & Kramer Rd  
Subdivision (2020-014)

**8. Preliminary Reviews**

**9. Old Business**

**10. New Business:**

- A. Night Watch Properties, LLC – 489 Old Hartford Road  
Resubdivision (2020-009), Special Permit / Site Plan (2020-010)
- B. Double Down, LLC – 13 Reservoir Road  
Subdivision (2020-012)
- C. Gavire Estates, LLC – Bull Hill Road  
Request for Extension of Subdivision (2020-011)

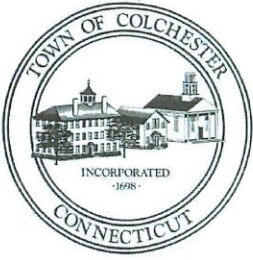
**11. Planning Issues and Discussions:**

- A. Village District Regulations
- B. Affordable Housing
- C. Subdivision Regulations

**12. Correspondence**

**13. Adjournment**

RECEIVED  
COLCHESTER, CT  
2020 AUG 17 PM 3:27  
GAVIRE ESTATES  
TOWN CLERK  
Myle Furman



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: [www.colchesterct.gov](http://www.colchesterct.gov)

**Planning & Zoning Commission  
Meeting Minutes  
July 15, 2020  
ZOOM Meeting @ 7:00 pm**

1. **CALL TO ORDER** –Chairman Joseph Mathieu called the meeting to order at 7:00 pm.  
**ROLL CALL-**

**Members Present:** Chairman Joseph Mathieu, Vice Chairman John Novak, Jason Tinelle, Secretary, Meaghan Kehoegreen, Beverly Seeley and Bruce Hayn.

**Members Absent:** Mark Noniewicz

**Others Present:** Taras W. Rudko, Board of Selectman Liaison, Matthew Bordeaux, Planner, Kamey Cavanaugh, Clerk.

2. **ADDITIONS TO THE AGENDA –**

*J. Novak MOTIONED to add LISTINGS OF NEW APPLICATIONS under ITEM 7. SECONDED by B. Hayn. MOTION CARRIED.*

3. **APPROVAL OF MINUTES – June 17, 2020**

*B. Hayn MOTIONED to APPROVE the minutes of June 17, 2020. SECONDED by M. Kehoegreen. MOTION CARRIED.*

4. **PUBLIC HEARING- NONE**

5. **FIVE MINUTE SESSION FOR THE PUBLIC – NONE**

6. **PENDING APPLICATIONS – NONE**

7. **NEW APPLICATIONS –**

M. Bordeaux presented the new applications for the commission.

- a. **NIGHT WATCH PROPERTIES LLC** – Resubdivision (2020-009); Site Plan and Special Permit (2020-010) – To construct a mini-storage facility at 489 Old Hartford Road (Map 05-10 Lot 025-000).
- b. 2. **GAVIRE ESTATES LLC** – Request for Extension (2020-011) – Request for 5-Year Extension of Subdivision at Bull Hill Road (Map 05-19 Lot 008).
- c. 3. **GOLDBERG ESTATES LLC & GAVIRE ESTATES II LLC** - Subdivision (2020-12) – Request for renewal of previously approved subdivision (Special Exception SE 05-217; Subdivision SUB 05-385; Site Plan Modification SD 13-023) for remaining 79 lots and associated public improvements at Lebanon Avenue (Map 05-04 Lot 001 & Map 06-02 Lot 003).

MINUTES

Wednesday, July 15, 2020  
Planning & Zoning Commission

RECEIVED  
COLCHESTER, CT  
2020 AUG 17 AM 9:51  
Gayle Furman  
TOWN CLERK

**8. PRELIMINARY REVIEWS- NONE**

**9. OLD BUSINESS – NONE**

**10. NEW BUSINESS- NONE**

**11. PLANNING ISSUES AND DISCUSSION-**

**A. Regulation Text Amendment re: Units per Multi-Family Building – SEE ATTACHMENT -**

B. Hayn asked why this change was just being limited to just the Town Center zone. M. Bordeaux stated it would fundamentally change the Future Development district as well as the Arterial district.

Taras W. Rudko, asked for clarification to increasing the population density with what could potentially be the character of the Town Center. Chair Mathieu spoke of all the districts throughout the town and the possibility of what that future development district should look like. M. Bordeaux said this is not a question of density as the density would remain the same, the difference would be it is in fewer number of buildings; being about efficiency and use of space.

Chairman Mathieu thanked the commissioners for the discussion, noting this this not an endorsement by the commission of any particular position; this would need to come before the commission and be deliberated and subject to a full vote by the members.

**B. Uses in Westchester Village District (Section 5.7)**

M. Bordeaux received an inquiry of interest with Hilltop Marine, 119 Loomis Road. The interested party operates an automobile service shop and would be interested in relocating to this location in Colchester. The regulation was discussed and possible language changes in the near future to make the regulation more clear with what is and is not permitted in the Westchester Village District.

**C. Affordable Housing**

M. Bordeaux has nothing new to add to this item, however, wanted to reiterate how important it is and would like to further address at a later date.

M. Kehogreen wanted to include a further discussion of taxes when setting the affordable housing policy and asked Matt if he could put together an Affordable Housing Capacity Analysis using the current zoning regulations.

**D. Changes to Agenda**

M. Bordeaux shared the bylaws with the commission and discussed a few changes with the order of the agenda.

**12. CORRESPONDENCE – NONE**

**13. ADJOURNMENT**

***B. Hayn MOTIONED to adjourn the July 15, 2020 Planning & Zoning Commission meeting at 8:45PM. SECONDED by J. Novak. MOTION CARRIED.***

Respectfully Submitted,  
*Kamey Cavanaugh*, Clerk

MINUTES  
Wednesday, July 15, 2020  
Planning & Zoning Commission

**TOWN OF COLCHESTER  
PLANNING & ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission  
**FROM:** Matthew R. Bordeaux, Planning Director  
**DATE:** July 13, 2020  
**RE:** Regulation Text Amendment of the number of units in multi-family buildings

The Commission has recently discussed a proposal to increase the number of units that would be permitted in a multi-family building. The proposal originated in a Preliminary Review discussion presented by New England Retail Properties Inc. The proposal would require a regulation text amendment. The proposed regulation text is as follows (**changes are in bold**):

8.1 (1)(A)(2): The maximum Density for multi-family development shall not exceed ten (10) units per acre of Buildable Area. **Except for in the Town Center zone**, no multi-family Building shall contain more than eight (8) Dwelling Units.

**8.1 (1)(A)(2)(a): In the Town Center zone, the maximum number of Dwelling Units per multi-family Building shall be thirty-six (36).**

The Commission requested that staff prepare an analysis of what parcels in the Town Center (TC) zone could possibly be impacted by the proposed regulation amendment. In response, staff indicated that any parcel in the TC zone exceeding 0.8 acres of buildable area could feasibly include a multi-family residential structure with more than eight (8) units.

The zoning regulations, as they currently exist, include several provisions for development in the Town Center zone, as well as for multi-family residential development, that would limit the use of smaller parcels (i.e. 1 to 3 acres in area). These include dimensional requirements such as maximum residential density (ten (10) units per 40,000 square feet of buildable area), minimum lot frontage (75 feet), maximum Building Coverage (25%) and maximum Impervious Coverage (35%), and a requirement that any development containing more than 30 units shall have a second road access to a public street located within 600 feet of a Collector or Arterial Street.

The regulations also include provisions for the design elements of a building and site (see Section 5.6 of the zoning regulations), as well as provisions that would mitigate the potential impact on adjacent residential uses by ensuring no building is located closer than 50 feet from any property line of a lot containing a single-family dwelling.

Still, despite the limited number of vacant or under-utilized parcels in the zone, the Commission expressed their preference to maintain greater degree of discretion regarding any such projects consistency with the Plan of Conservation and Development. Therefore, it appears to be the Commission's preference that such project be subject to Special Permit approval.



Additionally, as was described by the design professionals accompanying the applicant, one key purpose of increasing the number of units in a multi-family building is to minimize the physical impact on a particular site. The benefits of this approach however, really begin to materialize on developments of a larger scale. Therefore, the Commission also expressed its interest in establishing a minimum Buildable Area threshold that would apply.

The Commission might consider the following potential amendment to the regulations as a solution to both the Commission and applicant's concerns:

Existing

**Section 5.3 Uses Permitted**

**5.3.1** Single-family, two-family or multi-family residential development and associated accessory structures and uses

**Section 8.0 Use Standards**

**Section 8.1 Housing (Includes Non-Residential Uses Taking Place in Residential Structures)**

**8.1.1.A.2** The maximum density for multi-family development shall not exceed ten (10) units per acre of buildable area. No multi-family building shall contain more than eight (8) dwelling units

Proposed

**Section 5.3 Town Center District**

**5.3.1** Permitted Uses

A. Single-family, two-family or multi-family residential development in which no building shall contain more than eight (8) dwelling units, and associated accessory structures and uses

**-OR-**

- A. Single and Two-Family Residential Development;
- B. Multi-Family Development in accordance with Section 8.1 in which no building shall contain more than eight (8) dwelling units;
- C. Structures and Uses Accessory to Residential Development

**-THEN-**

**5.3.2** Special Permit Uses

A. Multi-family residential development on parcels with ten (10) acres or more of buildable area may include more than eight (8) dwelling units per building but in no event shall exceed 36.

**-OR-**

A. On parcels with ten (10) acres or more of buildable area, multi-family development may include buildings that exceed the maximum number of dwelling units provided in Section 5.3.1.A, not to exceed 36.

**-OR-**

A. The Commission may consider increasing the maximum number of multi-family dwelling units in a building when a parcel contains ten (10) acres of buildable area. In no event shall the number of dwelling units in a building exceed 36.

**-AND-**

**Section 8.0 Use Standards**

**Section 8.1 Housing** (Includes Non-Residential Uses Taking Place in Residential Structures)

8.1.1.A.2 The maximum density for multi-family development shall not exceed ten (10) units per acre of buildable area.

The potential applicant has expressed their interest in applying for the regulation amendment and remains committed to working with the Commission to find the most appropriate language for their purpose.

MRB

R:\Boards and Commissions\PZC\Regulation Amendments\Village District Amendments\Multi-Family Units per Building.docx

**TOWN OF COLCHESTER  
LEGAL NOTICE**

The Planning and Zoning Commission will hold a virtual public hearing on August 19, 2020, at 7:00 P.M. to hear and consider the following petitions:

1. **NIGHT WATCH PROPERTIES LLC – Resubdivision (2020-009); Site Plan and Special Permit (2020-010)** – To construct a mini-storage facility at 489 Old Hartford Road (Map 05-10 Lot 025-000), Arterial/Commercial District.

At this hearing interested persons may be heard and written communications received. A copy of this petition is in the Planning and Zoning Department, Town Hall, 127 Norwich Avenue, and may be inspected during regular business hours (8:30 a.m. – 4:30 p.m., Monday through Friday).

Planning and Zoning Commission  
Joseph Mathieu, Chair

**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission

**FROM:** Matthew R. Bordeaux, Planning Director *MRB*

**DATE:** July 30, 2020

**RE:** Night Watch Properties, LLC – 489 Old Hartford Road  
Resubdivision (2020-009), Special Permit / Site Plan (2020-010)

***Introduction***

The applicant, Night Watch Properties, LLC, is proposing to construct a self-storage facility on an existing developed site at 489 Old Hartford Road in the Arterial/Commercial District (A/C) and Aquifer Protection Zone (APZ). The existing parcel is approximately 9.8 acres in size. As part of the project, the applicant is proposing to divide the parcel into two parts. Parcel “A” will contain the existing residential and commercial use with an area of 2.876 acres and Parcel “B” will contain the proposed self-storage facility and associated improvements on 6.919 acres.

The site is located on the south side of Old Hartford Road and abuts a commercial site currently under construction (G.H. Trailers at 451 Old Hartford Rd.) to the east and a large single-family property at 545 Old Hartford Rd. to the west. State Route 2 is located to the south.

The applicant is requesting approval of a Resubdivision (2020-009) and a Special Permit/Site Plan (2020-010) in accordance with Section 7.3.6 of the Colchester Zoning Regulations (Regulations).

***Site Plan Review***

The construction of four (4) self-storage buildings is proposed on the 6.919-acre Parcel “B”. A new driveway on Old Hartford Road will be constructed and a couple existing maple trees will be removed to provide adequate sightlines to the east and west. The site will be surrounded by a fence and access will be regulated by a gate. There are no water or sewer provisions proposed as a part of this project as the existing building located on Parcel “A” will serve as an office.

Five (5) parking spaces are proposed in the northeast corner of the paved area. To satisfy the provisions of Section 10.5.3 of the Regulations, approximately 11,064 sq. ft. of pervious parking area will be installed where the five (5) parking spaces are proposed, as well as along the entire southerly extend of the paved area. The pervious parking area is shown with a hatched line-type on the Site Plan attached.

Clean stormwater collected from the rooftops of the proposed storage buildings will be retained and infiltrated via two (2) subsurface infiltrations units located under the paved area to the south of Units #3 and #4 (highlighted in yellow on the Drainage Plan). Stormwater collected from the



paved driveway and drive aisles around the storage buildings will be collected in catch basins and discharged to a basin (highlighted in orange on the Site Plan) located south of the paved area and just north of the limit of delineated inland wetlands.

### ***Inland Wetlands***

Regulated inland wetlands are located along the east and west property boundaries and encompass the majority of southerly half of the site (see Site Plan).

At their regular meeting held February 19, 2020, the Colchester Conservation Commission approved the inland wetlands permit application #W2020-3051. The approval letter states that “The Commission determined the proposed work associated with the mini-storage development shall create only minimal and short term impacts to the regulated areas on the site.” It is the opinion of the Conservation Commission that “These impacts have been mitigated to the maximum extent possible through the use of best management practices.”

### ***Sidewalks***

In accordance with Section 6.3.12.1 of the Subdivisions Regulations, every subdivision shall make provision for pedestrian accessibility and circulation, principally in the form of sidewalks. The applicant is requesting that no sidewalks be required to be installed in accordance with Section 6.3.12.1.5 (b). This section provides that the Commission may waive the requirements of Section 6.3.12.1, per Section 1.2, after finding that pedestrian access in the prescribed locations would not be beneficial to the community.

Section 1.2 states that “In accordance with Section 8.26 of the Connecticut General Statutes, the Commission may waive certain requirements under the regulations by a three-quarters vote of all the members of the Commission in cases where conditions exist which affect the subject land and are not generally applicable to other land in the area, provided that the regulations shall specify the conditions under which a waiver may be considered and shall provide that no waiver shall be granted that would have a significant adverse effect on adjacent property or on public health and safety. The Commission shall state upon its records the reasons for which a waiver is granted in each case.”

### ***Parking Space Reduction***

In accordance with Section 10.4.2 of the zoning regulations, the applicant is requesting a reduction in the required minimum number of parking spaces. Table 10.1 of the zoning regulations requires 1 parking space per 1,000 sq. ft. of gross floor area for warehouses, which is probably the most comparable use listed on the table. At approximately 23,000 sq. ft. of proposed building area, 23 spaces would be required. The applicant is seeking approval of five (5) spaces.

You will note that there is a discrepancy between the number depicted on the plans and the number provided on the Parking Compliance Table on the Resubdivision Plan attached. The applicant has been made aware and will address this with the Commission at the meeting.

### ***Special Permit***

As stated above, the applicant is requesting approval of a Special Permit in accordance with Section 7.3.6 for “Private Warehousing and storage including Mini Storage Facilities.” In accordance with Section 14.8 of the Regulations, in evaluating an application for Special Permit, the Commission shall determine that the following general conditions are met:

1. The proposed use is compatible with the Plan of Conservation and Development.
2. The proposed use will not create or substantially aggravate vehicular and pedestrian traffic safety problems.
3. The proposed use will not have substantial degrading effects on the value of the surrounding property.
4. The proposed use will not substantially affect environmental quality in an adverse manner.
5. The ability of surrounding property to develop consistent with the prevailing zoning classification will not be substantially impaired.
6. Public utilities and storm drainage features are adequate to serve the proposed use.
7. The kind, size, location and height of Buildings and other structures, the nature and extent of landscaping, and the location of Driveways, parking and loading areas will not substantially hinder or discourage the appropriate use of adjoining property.

The proposed activity is compatible with the policies of Section 4.5 of the Plan of Conservation and Development and specifically with the policies to “further allow an automobile-oriented development pattern in outlying business area” and to “guide uses to appropriate locations.”

The use is consistent with the prevailing character and intent of the Arterial Commercial Use District. There is a minimal impact anticipated as a result of this project. The performance standards provided in Section 7.4 applicable to development in this district have been satisfied and nothing about the proposed use presents a threat to air quality or surface and subsurface water quality.

### ***Staff Review***

The application has been reviewed by Town staff and the Chatham Health District. There remain a few minor outstanding comments to be addressed by the applicant. The Tropical Storm Isaias delayed the applicant’s intended response. A report on the status of outstanding comments will be provided at the meeting.

MRB

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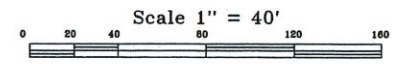
Attachments





**489 Old Hartford Road**



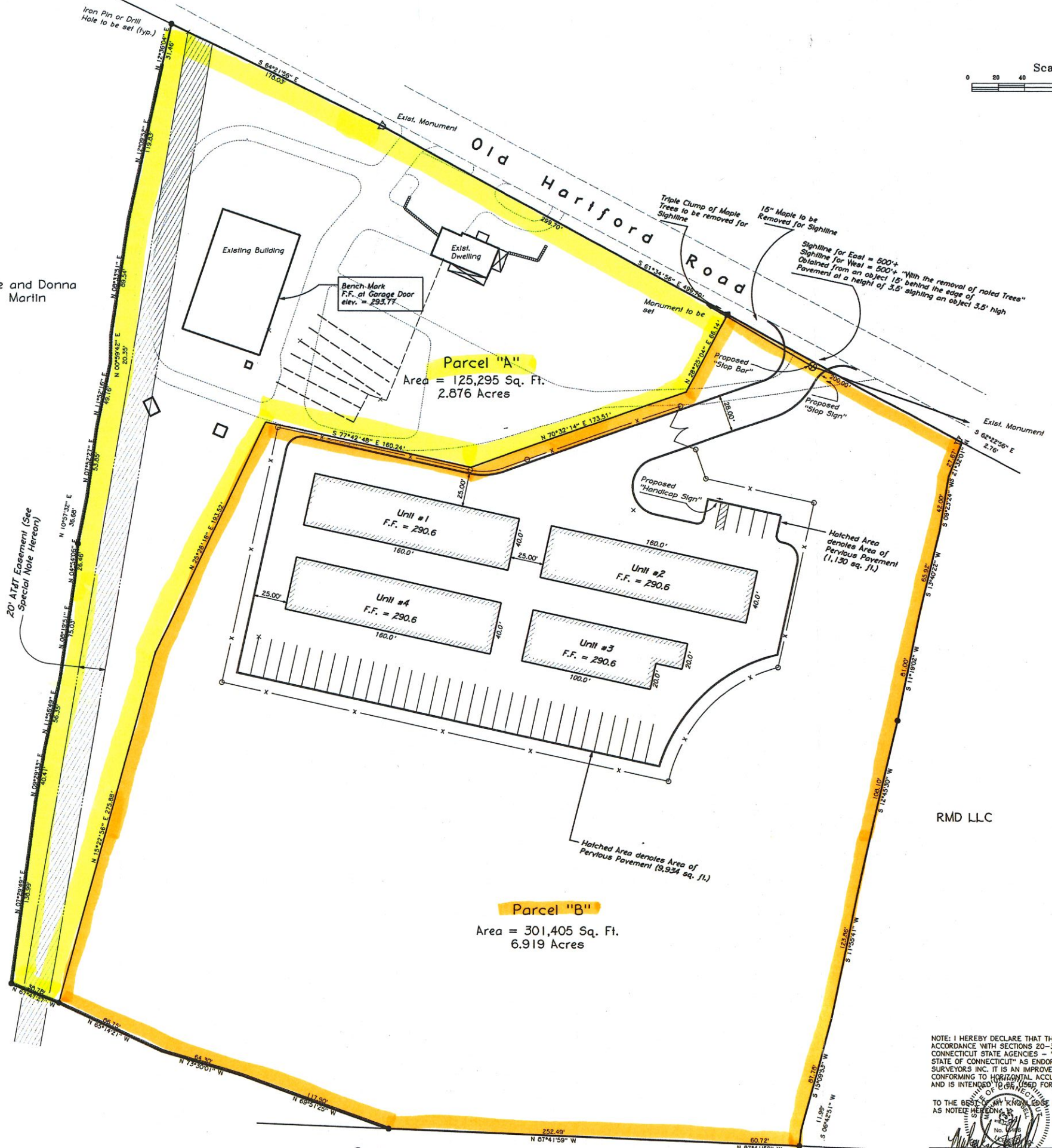


Dale and Donna Martin

**SPECIAL NOTE:** THE LOCATION OF THE AT&T EASEMENT AND THE INCLUDED UNDERGROUND FACILITIES WITHIN THE EASEMENT ARE ESTIMATED LOCATIONS BASED ON THE NON-SPECIFIC DESCRIPTION OF THE EASEMENT IN RECORD DEEDS AND THE PHYSICAL MARKOUT OF LOCATION PLACED BY OTHERS ON THE SITE. THE INTENT OF THE DEPICTION OF THE AT&T EASEMENT AND INCLUDED FACILITIES IS TO INDICATE THE POSSIBLE PRESENCE OF SUCH ON THE PROPERTY AND SHOULD NOT BE CONSIDERED TO BE EITHER CORRECT OR ACCURATE. AT&T AND/OR ITS APPROVED AGENT SHALL BE NOTIFIED PRIOR TO ANY PROPOSED CONSTRUCTION ACTIVITY WITHIN 20 FEET ON EITHER SIDE OF THE POST DEMARKING SAID PRESUMED AT&T EASEMENT LOCATION.

**ARTERIAL/COMMERCIAL ZONE**

Zoning Compliance Table	Parking Compliance Table	
	Required	Provided
Commercial Zone	Required	Provided
Lot Size	40,000 S.F.	125,295 S.F. / 301,405 S.F.
Lot Frontage	200'	202.76' / 477.63'
Front Yard	50'	159.8', 38.8'(EXIST.), 101.7'(EXIST.)
Side Yard	N.A.	N/A
Rear Yard	N.A.	N/A
Building Height	35'	25'
Lot Coverage	60%	12.8% / 4.6%
Building Area	N.A.	23,800 S.F. / 7,140 S.F.



**GENERAL NOTES**

1. THIS SURVEY WAS PREPARED FOR THE EXPRESS PURPOSES OF DEPICTING THE BOUNDARY LINES, GENERAL TOPOGRAPHIC FEATURES AND EXISTING & PROPOSED IMPROVEMENTS ON THE SUBJECT PREMISES. IT IS BASED ON LIMITED RECORD RESEARCH, DEEDS, MAPS, FIELD EVIDENCE AND OTHER SOURCES.
2. REFERENCE IS MADE TO MAPS ENTITLED:
3. "BOUNDARY SURVEY - EXISTING PREPARED FOR: FIRESIDE INVESTMENTS, LLC, 499 OLD HARTFORD ROAD, COLCHESTER, CONNECTICUT, DATE: 06/11, SCALE: 1"=40 FT., SHEET 1 OF 1, MESSIER & ASSOCIATES, INC., ROBERT R. MESSIER, L.S."
4. "499 OLD HARTFORD ROAD, COLCHESTER, CONNECTICUT, PREPARED FOR ED NADEAU, 25 MEADOW ROAD, WINDSOR, CONNECTICUT, WETLANDS LOCATION PLAN, SCALE: 1"=40', DATE: NOVEMBER 11, 1999, JESS J. McMINN, L.S."
5. "TOWN OF COLCHESTER - MAP SHOWING LAND & RIGHTS OF ACCESS ACQUIRED FROM JACOB & PARONIA DACHUK BY THE STATE OF CONNECTICUT, RELOCATION OF ROUTE 2, SCALE: 1"=40', AUGUST 1956, TOWN No. 70, PROJECT No. 36, SERIAL No. 25, SHEET 1 OF 1."
6. "CONNECTICUT STATE HIGHWAY DEPARTMENT - RIGHT OF WAY MAP - TOWN OF COLCHESTER - HARTFORD - NEW LONDON TURNPIKE FROM THE HEBRON TOWN LINE So. EASTERLY ABOUT 13,400 FEET, ROUTE No. 2, SHEET 2 OF 4, NUMBER 28-06, SCALE: 1"=40', OCT. 31, 1954, REVISION JULY 16, 1962."
7. "CONNECTICUT DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY MAP - TOWN OF COLCHESTER, VETERANS OF FOREIGN WARS MEMORIAL HIGHWAY, FROM CONN. ROUTE 149 EASTERLY TO MILL HILL ROAD, NUMBER 28-11, SHEETS 4 & 5 OF 5, SCALE: 1"=60', DATE: 10/09." PRELIMINARY MAPS.
8. THIS PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS, RIGHTS OF WAY AND AGREEMENTS AS OF RECORD THEY APPEAR, INCLUDING AN AMERICAN TELEPHONE AND TELEGRAM COMPANY EASEMENT AS GENERALLY DEPICTED HEREON.
9. STONE WALLS AND/OR WIRE FENCES MAY VARY FROM THE PRINCIPAL COURSES DEPICTED HEREON.
10. THE DISTANCES AS SHOWN ON THE DEEDS FROM THE EVIDENCE RECOVERED DURING THE PERFORMANCE OF THE FIELD SURVEY.
11. BEARINGS ARE BASED ON THE CONNECTICUT GRID NORTH COORDINATE SYSTEM (CGS).

NOTE: I HEREBY DECLARE THAT THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY - CLASS "A-2", VERTICAL ACCURACY - CLASS "T-D" AND IS INTENDED TO BE USED FOR SITE PLAN APPROVAL.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Michael J. [Signature]

L.S. 15466  
REGISTRATION NO. 4/28/19  
DATE

Connecticut Route 2

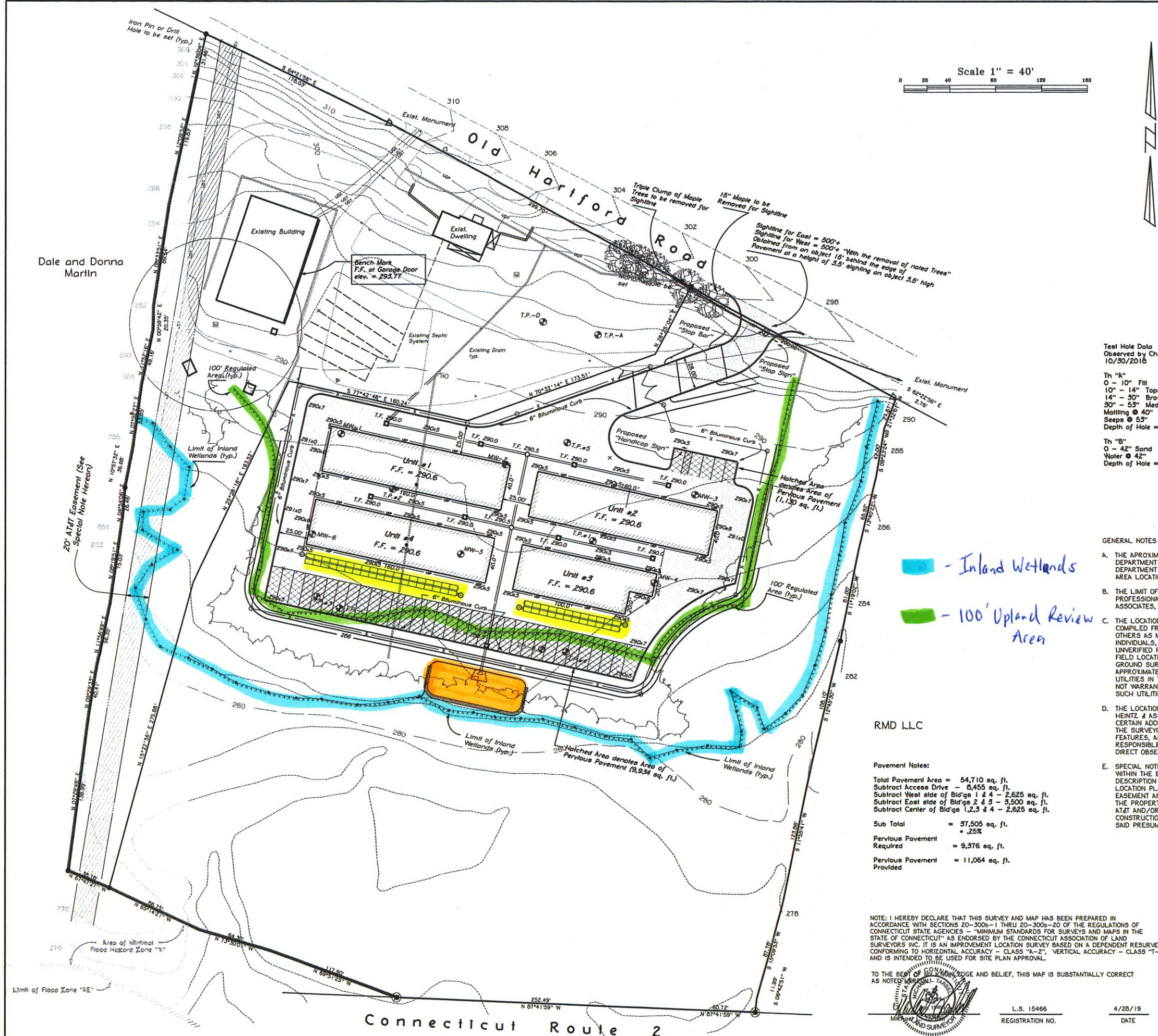
**RESUBDIVISION PLAN**  
PREPARED FOR  
**NIGHT WATCH PROPERTIES LLC**  
489 OLD HARTFORD ROAD  
COLCHESTER, CONNECTICUT

**TARBELL, HEINTZ & ASSOC., INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
1227 BURNSIDE AVENUE, SUITE 8A, EAST HARTFORD, CT (860) 526-1810

REVISIONS:  
12/10/19

JOB NO.	DATE	SCALE	DRAWN BY	SHEET NO.
1816	4/28/19	1" = 40'	MLT	2 OF 8





Test Hole Data  
Observed by Sal Tassone - Town Engineer  
3/15/2019

- |  |  |
|--|--|
| Th "1"<br>0 - 5" Topsoil<br>5" - 30" Gold Fine to Med. Sand<br>30" - 60" Dark Organic - Possible old<br>Welland Soil<br>Mottling @ 34"<br>Seeps @ 34"<br>Depth of Hole = 60"<br>No Ledge                                     | Th "2"<br>0 - 10" Topsoil<br>10" - 54" Gold Fine to Coarse Sand<br>Mottling @ 27"<br>Seeps @ 27"<br>Depth of Hole = 54"<br>No Ledge                |
| Th "3"<br>0 - 4" Topsoil<br>4" - 30" Gold Fine to Coarse Sand<br>30" - 55" Grey Fine to Med. Sand<br>Trace of Sill<br>Mottling @ 26"<br>Seeps @ 26"<br>No Ledge  | Th "4"<br>0 - 52" Gold Fine to Med. Sand<br>52" - 56" Dark Organic Soil - Possible<br>Original /Grade<br>Mottling @ 36"<br>Seeps @ 36"<br>No Ledge |
| Th "5"<br>0 - 4" Topsoil<br>4" - 15" Gold Fine to Med. Sand<br>15" - 28" Grey Fine to Med Sand - Trace<br>of Sill<br>28" - 50" Dark Organic Soil - Possible old<br>Welland Soil<br>Mottling @ 18"<br>Seeps @ 27"<br>No Ledge |  |

Test Hole Data  
Observed by Chatham Health  
10/30/2018

- |   |   |
|---|---|
| Th "A"<br>0 - 10" Fill<br>10" - 14" Topsoil<br>14" - 30" Brown Loamy Sand<br>30" - 53" Medium Coarse Sand<br>Mottling @ 40"<br>Seeps @ 53"<br>Depth of Hole = 63" | Th "C"<br>0 - 29" Sand Fill<br>29" - 38" Block Organic Topsoil<br>38" - 45" Bluish Silty Sand<br>Depth of Hole = 48"<br>Seeps @ 34"         |
| Th "B"<br>0 - 42" Sand<br>Water @ 42"<br>Depth of Hole = 48"  | Th "D"<br>0 - 5" Topsoil<br>5" - 22" Topsoil<br>22" - 47" Brown Loamy Sand<br>47" - 54" Medium Coarse Sand<br>Mottling @ 40"<br>Seeps @ 51" |

GENERAL NOTES

- THE APPROXIMATE SEPTIC SYSTEM LOCATIONS WERE PROVIDED BY A TOWN OF COLCHESTER HEALTH DEPARTMENT REPORT AND HAVE NOT BEEN FIELD VERIFIED BY TARBELL HEINTZ & ASSOCIATES, INC. THE HEALTH DEPARTMENT REPORT ALSO DEPICTS A CURTAIN DRAIN TO THE NORTHEAST AND SOUTHEAST OF THE LEACHING AREA LOCATION FOR THE MIXED USE BUILDING. THE ACTUAL LOCATION OF THIS CURTAIN DRAIN IS UNKNOWN.
- THE LIMIT OF INLAND WETLANDS BOUNDARY AS DEPICTED HEREON WAS FIELD FLAGGED BY MARK H. SULLIVAN, PROFESSIONAL SOIL SCIENTIST. WETLAND FLAGS WERE LOCATED BY A FIELD SURVEY PERFORMED BY MESSIER & ASSOCIATES, INC AND VERIFIED BY TARBELL HEINTZ & ASSOCIATES, INC.
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*Inland Wetlands*  
*100' Upland Review Area*

RMD LLC

Pavement Notes:

Total Pavement Area = 54,710 sq. ft.  
Subtract Access Drive = 8,455 sq. ft.  
Subtract West side of Bldg's 1 & 4 = 2,625 sq. ft.  
Subtract East side of Bldg's 2 & 3 = 3,500 sq. ft.  
Subtract Center of Bldg's 1, 2, 3 & 4 = 2,625 sq. ft.  
Sub Total = 37,505 sq. ft.  
• .25%  
Pervious Pavement Required = 9,376 sq. ft.  
Pervious Pavement Provided = 11,064 sq. ft.

NOTE: I HEREBY DECLARE THAT THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY - CLASS "A-2", VERTICAL ACCURACY - CLASS "T-D" AND IS INTENDED TO BE USED FOR SITE PLAN APPROVAL.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



L.S. 15466  
REGISTRATION NO.  
4/28/19  
DATE

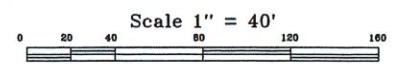
**SITE PLAN**  
PREPARED FOR  
**NIGHT WATCH PROPERTIES LLC**  
489 OLD HARTFORD ROAD  
COLCHESTER, CONNECTICUT

**TARBELL, HEINTZ & ASSOC., INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
1227 BURNSIDE AVENUE, SUITE 8A, EAST HARTFORD, CT (860) 528-1810

REVISIONS:  
12-10-19  
2/5/20

JOB NO. 1818	DATE: 4/28/19	SCALE: 1" = 40'	DRAWN BY: MLT	SHEET NO.: 3 OF 8
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Test Hole Data  
Observed by Sal Tassone - Town Engineer  
3/15/2019

- |  |  |
|--|--|
| Th "1"<br>0 - 5" Topsoil<br>5" - 38" Gold Fine to Med. Sand<br>38" - 60" Dark Organic - Possible old<br>Wetland Soil<br>Mottling @ 34"<br>Seeps @ 34"<br>Depth of Hole = 60"<br>No Ledge                                     | Th "2"<br>0 - 10" Topsoil<br>10" - 54" Gold Fine to Coarse Sand<br>Mottling @ 27"<br>Seeps @ 27"<br>Depth of Hole = 54"<br>No Ledge                |
| Th "3"<br>0 - 4" Topsoil<br>4" - 30" Gold Fine to Coarse Sand<br>30" - 55" Grey Fine to Med. Sand<br>Trace of Sill<br>Mottling @ 25"<br>Seeps @ 25"<br>No Ledge  | Th "4"<br>0 - 52" Gold Fine to Med. Sand<br>52" - 56" Dark Organic Soil - Possible<br>Original /Grade<br>Mottling @ 36"<br>Seeps @ 35"<br>No Ledge |
| Th "5"<br>0 - 4" Topsoil<br>4" - 15" Gold Fine to Med. Sand<br>15" - 28" Grey Fine to Med Sand - Trace<br>of Sill<br>28" - 50" Dark Organic Soil - Possible old<br>Wetland Soil<br>Mottling @ 18"<br>Seeps @ 27"<br>No Ledge |  |

Test Hole Data  
Observed by Chatham Health  
10/30/2016

- |   |   |
|---|---|
| Th "A"<br>0 - 10" Fill<br>10" - 14" Topsoil<br>14" - 30" Brown Loamy Sand<br>30" - 53" Medium Coarse Sand<br>Mottling @ 40"<br>Seeps @ 53"<br>Depth of Hole = 63" | Th "C"<br>0 - 23" Sand Fill<br>23" - 38" Black Organic Topsoil<br>38" - 48" Blueish Silty Sand<br>Depth of Hole = 48"<br>Seeps @ 34"        |
| Th "B"<br>0 - 42" Sand<br>Water @ 42"<br>Depth of Hole = 48"  | Th "D"<br>0 - 5" Topsoil<br>5" - 22" Topsoil<br>22" - 47" Brown Loamy Sand<br>47" - 54" Medium Coarse Sand<br>Mottling @ 40"<br>Seeps @ 51" |

GENERAL NOTES

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- 5' High Arborvitae  
 - Trees to be removed

RMD LLC

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TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



L.S. 15466  
REGISTRATION NO.  
4/28/19  
DATE

<b>LANDSCAPING PLAN</b>			
PREPARED FOR			
<b>NIGHT WATCH PROPERTIES LLC</b>			
489 OLD HARTFORD ROAD			
COLCHESTER, CONNECTICUT			
<b>TARBELL, HEINTZ &amp; ASSOC., INC.</b>			
CIVIL ENGINEERS - LAND SURVEYORS			
1227 BURNSIDE AVENUE, SUITE 8A, EAST HARTFORD, CT (860) 526-1810			
REVISIONS: 12-10-19	JOB NO. 1818	DATE 4/28/19	SCALE: 1" = 40'
		DRAWN BY MLT	SHEET NO: 6 OF 8

Connecticut Route 2



**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission

**FROM:** Matthew R. Bordeaux, Planning Director *MRB*

**DATE:** July 29, 2020

**RE:** Double Down, LLC – 13 Reservoir Road  
Subdivision (2020-012)

***Introduction***

The applicant, Double Down, LLC, is proposing a three-lot conservation subdivision of the 14.09-acre property at 13 Reservoir Road. The parcel is located on the northwest corner of the intersection of Reservoir Road and Scott Hill Road. The property is mostly forested along Scott Hill Road and includes a deteriorated structure and an abandoned field along Reservoir Road.

The applicant is proposing to subdivide the property into three, single-family lots. As depicted on the Subdivision Plan attached, Proposed Lot 1 and 2, consisting of 2.71 acres and 1.57 acres, respectively, will have frontage on Scott Hill Road. Proposed Lot 3 will include the balance of the remaining area, consisting of 9.21 acres, and will have frontage on Reservoir Road. An existing deteriorated structure will be razed from Lot 3 to accommodate a new house. The Proposed Site Plan attached, depicts the conceptual layout of a house, driveway, septic system and well for each lot.

***Inland Wetlands***

The property consists of approximately 7 acres of regulated inland wetlands. The Wetlands Delineation depicted on the Subdivision Plan (highlighted in blue) was provided by Mark H. Sullivan, Licensed Land Surveyor and Certified Soil Scientist. The 75' regulated Upland Review Area is highlighted in green.

At their regularly scheduled meeting held on July 8, 2020, the Conservation Commission approved the wetlands permit #W2019-3050 determining that the work associated with the proposal results in only minimal and short-term impacts to the regulated areas on site. The Conservation Commission found the impacts to be mitigated to the maximum extent possible through the use of best management practices and the application was compliant with the Town of Colchester Inland Wetlands and Watercourses Regulations.

***Open Space***

The property is abutted to the north by watershed property owned by the City of Norwich for the Deep River Reservoir. The applicant offered greater than four (4) acres of the existing parcel to

the City of Norwich for watershed protection purposes and to satisfy the requirements of Section 6.5 of the Town of Colchester Subdivision Regulations. The offer was declined however, and a fee-in-lieu of the open space requirement is recommended by the Open Space Committee and Conservation Commission.

### *Sidewalks*

In accordance with Section 6.3.12.1 of the Subdivisions Regulations, every subdivision shall make provision for pedestrian accessibility and circulation, principally in the form of sidewalks. The applicant is requesting that no sidewalks be required to be installed in accordance with Section 6.3.12.1.5 (b). This section provides that the Commission may waive the requirements of Section 6.3.12.1, per Section 1.2, after finding that pedestrian access in the prescribed locations would not be beneficial to the community.

Section 1.2 states that “In accordance with Section 8.26 of the Connecticut General Statutes, the Commission may waive certain requirements under the regulations by a three-quarters vote of all the members of the Commission in cases where conditions exist which affect the subject land and are not generally applicable to other land in the area, provided that the regulations shall specify the conditions under which a waiver may be considered and shall provide that no waiver shall be granted that would have a significant adverse effect on adjacent property or on public health and safety. The Commission shall state upon its records the reasons for which a waiver is granted in each case.”

### *Staff Review*

The application has been reviewed by Town staff and the Chatham Health District and found to be compliant with all applicable regulations and standards.

MRB

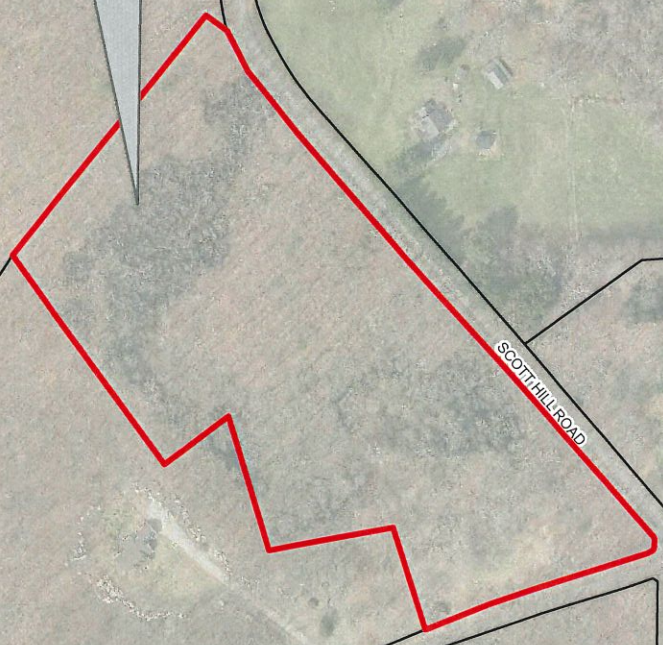
R:\Boards and Commissions\PZC\2020\08-19\Double Down LLC\Memo.docx

Attachments.





13 Reservoir Road



SCOTT HILL ROAD

SCOTT HILL ROAD

RESERVOIR ROAD

SCOTT HILL ROAD

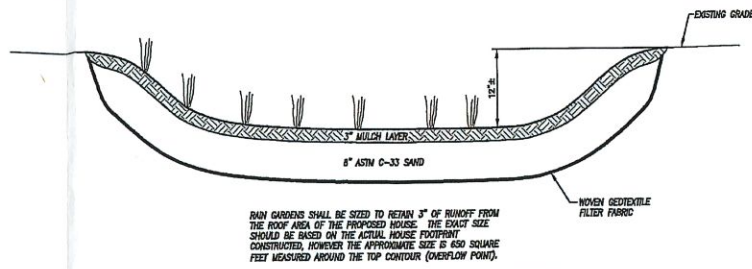
Maping Prepared  
by the Town of Calhoun  
Planning and Zoning  
Department

1 inch = 350 feet



- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 28, 2018; This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.
    - This survey conforms to a Class "C" horizontal accuracy.
    - Topographic features conform to a Class "T-2" accuracy.
    - Survey Type: General Location Survey.
  - The subject parcel is shown as lot #12, block #2 on assessor's map #2.
  - Zone: RU.
  - Owner of record: Double Down, LLC  
24 Industrial Drive  
Waterford, CT 06385
  - The intent of this survey is to show the conceptual residential development of proposed subdivision lots.
  - This property does not include areas within the FEMA 100 year flood hazard area.
  - Elevations based on approximate NGVD 1929. Contour Interval = 2'.
  - The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
  - The Colchester Subdivision Regulations and Zoning Regulations are a part of this plan. Approval of this plan is contingent upon compliance with all requirements of these regulations.

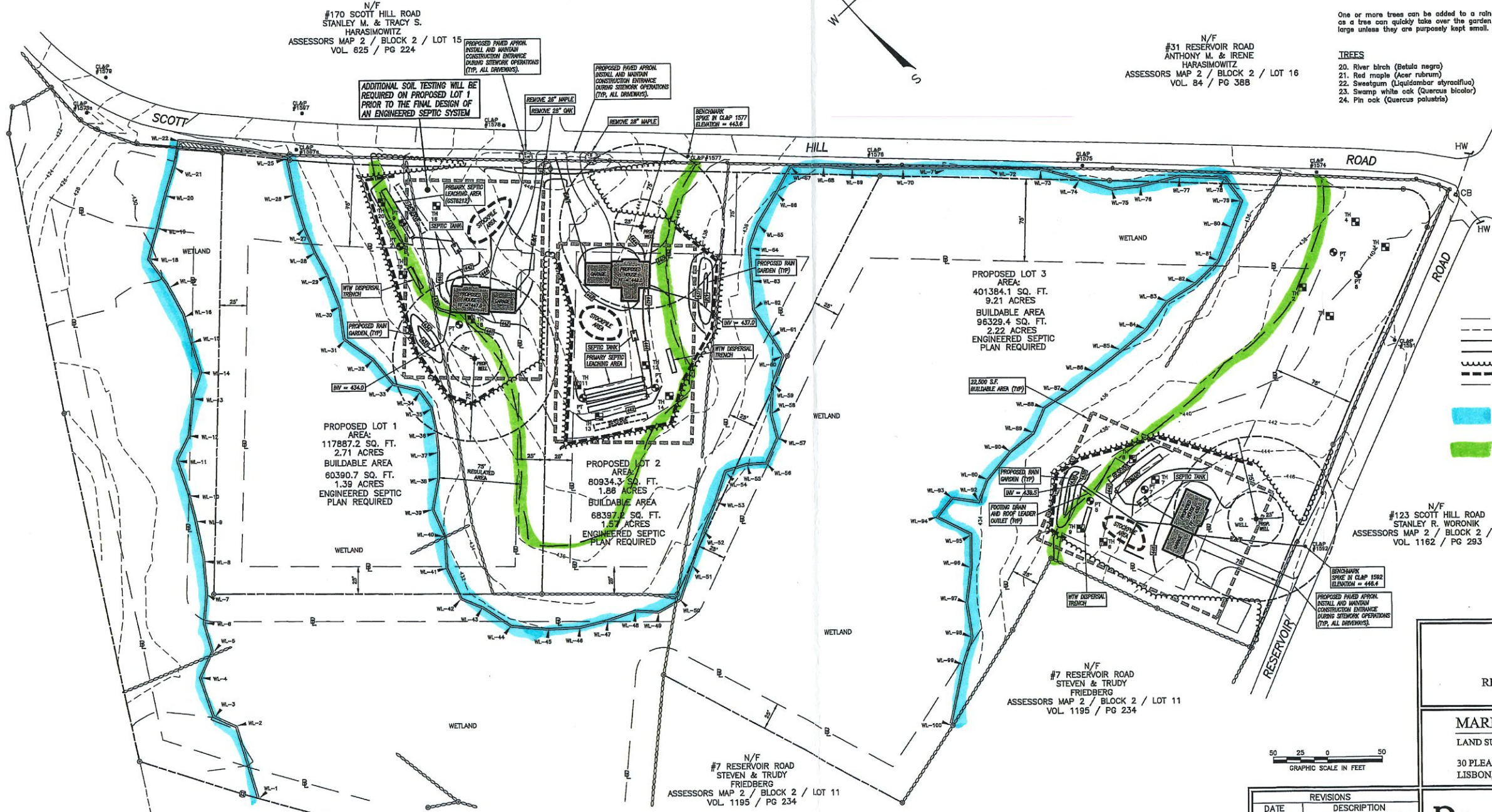
- Proposed houses, septic systems, driveways and grading shown hereon are conceptual and are intended to demonstrate the feasibility for development of each lot. Detailed site and engineered septic system design plans will be required for each lot prior to construction. Each lot shall include a rain garden sized to retain the first 3" of runoff from roof areas on the respective lot. Roof leaders shall discharge to the rain garden. Rain gardens shall be planted with grasses, flowers and shrubs which can tolerate occasional inundation.
- Conceptual WTW dispersal systems shown consist of a 4' wide x 12" high stone leaching trench 22' in length. Conceptual systems are sized for a 150 gallon/cycle discharge.
- The existing house on lot 4 is to be demolished. The existing well shall be abandoned in accordance with the Connecticut Public Health Code. The septic system shall be pumped of effluent. The septic tank shall either be removed and disposed of or crushed in place.
- Reserve septic system leaching areas on each lot are sized for the use of 50' of GST6212 leaching trench.
- The primary septic system leaching area on lot 1 is sized for 50' of GST6212 leaching trench. The primary septic system leaching area on lot 2 is sized for 3 rows of 4' wide x 55' long stone trenches. The primary septic system leaching area on lot 3 is sized for 51' of GST6212 leaching trench.
- Upland soil areas are mapped as CcB, Canton and Chariton series. Wetland soils are mapped as Aa, Adrian and Palms muck.
- Stone walls shall be preserved to the extent possible during lot development.
- Proposed utilities to each lot shall be installed underground.
- Footing drain outlet pipes shall be 4" SDR 35 PVC conforming to ASTM D 3034.



**RAIN GARDEN CROSS SECTION**  
NOT TO SCALE

- CONNECTICUT RAIN GARDENS SUGGESTED PLANT LIST**
- PERENNIALS**
- A. Swamp Milkweed (*Asclepias incarnata*)
  - B. New York aster (*Aster novae-belgii*)
  - C. Astilbe (*Astilbe* spp.)
  - D. Tickseed sunflower (*Bidens aristata*)
  - E. Joe Pye weed (*Eupatorium fistulosum*)
  - F. Rose mallow (*Hibiscus moscheutos*)
  - G. Iris (*Iris versicolor*)
  - H. Cardinal flower (*Loebelia cardinalis*)
  - I. Spiked gay feather (*Liatris spicata*)
  - J. Sensitive fern (*Oncoclea sensibilis*)
  - K. Cinnamon fern (*Osunda cinnamomea*)
  - L. Royal fern (*Osmunda regalis*)
  - M. Marsh fern (*Thelypteris palustris*)
  - N. Spiderwort (*Tradescantia virginiana*)
  - O. Black-Eyed Susan (*Rudbeckia hirta*)
- GRASSES**
- P. Creeping bentgrass (*Agrostis stolonifera*)
  - Q. Meadow foxtail (*Alopecurus pratensis*)
  - R. Blue joint (*Calamagrostis Canadensis*)
  - S. Tussock sedge (*Carex stricta*)
  - T. Tufted hair grass (*Deschampsia cespitosa*)
  - U. Switch grass (*Panicum virgatum*)
  - V. Ribbon grass (*Phalaris arundinacea*)
- SHRUBS**
- 1. Red chokeberry (*Aronia arbutifolia*)
  - 2. Buttonbush (*Cephalanthus occidentalis*)
  - 3. Summerweet clethra (*Clethra alnifolia*)
  - 4. Silky dogwood (*Cornus amomum*)
  - 5. Gray dogwood (*Cornus racemosa*)
  - 6. Red osier dogwood (*Cornus sericea*)
  - 7. Inkberry (*Ilex glabra*)
  - 8. Winterberry (*Ilex verticillata*)
  - 9. Spicebush (*Lindera osalefolia benzoin*)
  - 10. Pinxterbloom azalea (*Rhododendron periclymenoides*)
  - 11. Swamp azalea (*Rhododendron viscosum*)
  - 12. Elderberry (*Sambucus Canadensis*)
  - 13. Lowbush blueberry (*Vaccinium angustifolium*)
  - 14. Highbush blueberry (*Vaccinium corymbosum*)
  - 15. Withered (*Viburnum cassinoides*)
  - 16. Arrowwood (*Viburnum dentatum*)
  - 17. Nannyberry (*Viburnum lentago*)
  - 18. Black haw (*Viburnum prunifolium*)
  - 19. American cranberry (*Viburnum trilobum*)
- TREES**
- 20. River birch (*Betula nigra*)
  - 21. Red maple (*Acer rubrum*)
  - 22. Sweetgum (*Liquidambar styraciflua*)
  - 23. Swamp white oak (*Quercus bicolor*)
  - 24. Pin oak (*Quercus palustris*)
  - 25. Larch (*Larix laricina*)
  - 26. Cottonwood (*Populus deltoides*)
  - 27. Shadblow (*Amelanchier* spp.)
  - 28. Green ash (*Fraxinus pennsylvanica*)

One or more trees can be added to a rain garden, depending upon its size. Caution should be used though, as a tree can quickly take over the garden and create a different look. Remember, most trees will grow very large unless they are purposely kept small. If a tree is desired, the following types are recommended:



- LEGEND**
- 100 --- EXISTING INDEX CONTOUR
  - 102 --- EXISTING CONTOUR
  - 24\"/>

**Inland Wetlands**  
**75' Upland Review**



REVISIONS	
DATE	DESCRIPTION
12/3/2019	HEALTH DEPT. COMMENTS
2/12/2020	TOWN COMMENTS
6/15/2020	3 LOT DESIGN
7/6/2020	TOWN COMMENTS
7/15/2020	HEALTH DEPT. COMMENTS
DATE: 11/20/2019	DRAWN: MHS/DJH
SCALE: 1" = 50'	DESIGN: DJH
SHEET: 2 OF 5	CHK BY: ---
DWG. No: Client File	JOB No: 193013

GENERAL LOCATION SURVEY  
PROPOSED SITE PLAN  
PREPARED FOR  
DOUBLE DOWN, LLC  
RESERVOIR ROAD & SCOTT HILL ROAD  
COLCHESTER, CONNECTICUT

**MARK H. SULLIVAN, L.S., C.P.S.S.**  
LAND SURVEYING AND ENVIRONMENTAL CONSULTING, LLC  
30 PLEASANT VIEW COVE  
LIBSON, CT 06351  
PHONE (860) 376-8525  
FAX (860) 376-3855

**Provost & Rovero, Inc.**  
Civil Engineering • Surveying • Site Planning  
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191  
Plainfield, Connecticut 06374  
(860) 230-0856 - FAX: (860) 230-0860  
info@prorovinc.com  
www.prorovinc.com

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

MARK H. SULLIVAN, L.S., C.P.S.S.  
DATE: 7/15/2020  
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



ENGINEER: \_\_\_\_\_ DATE: 7/15/2020

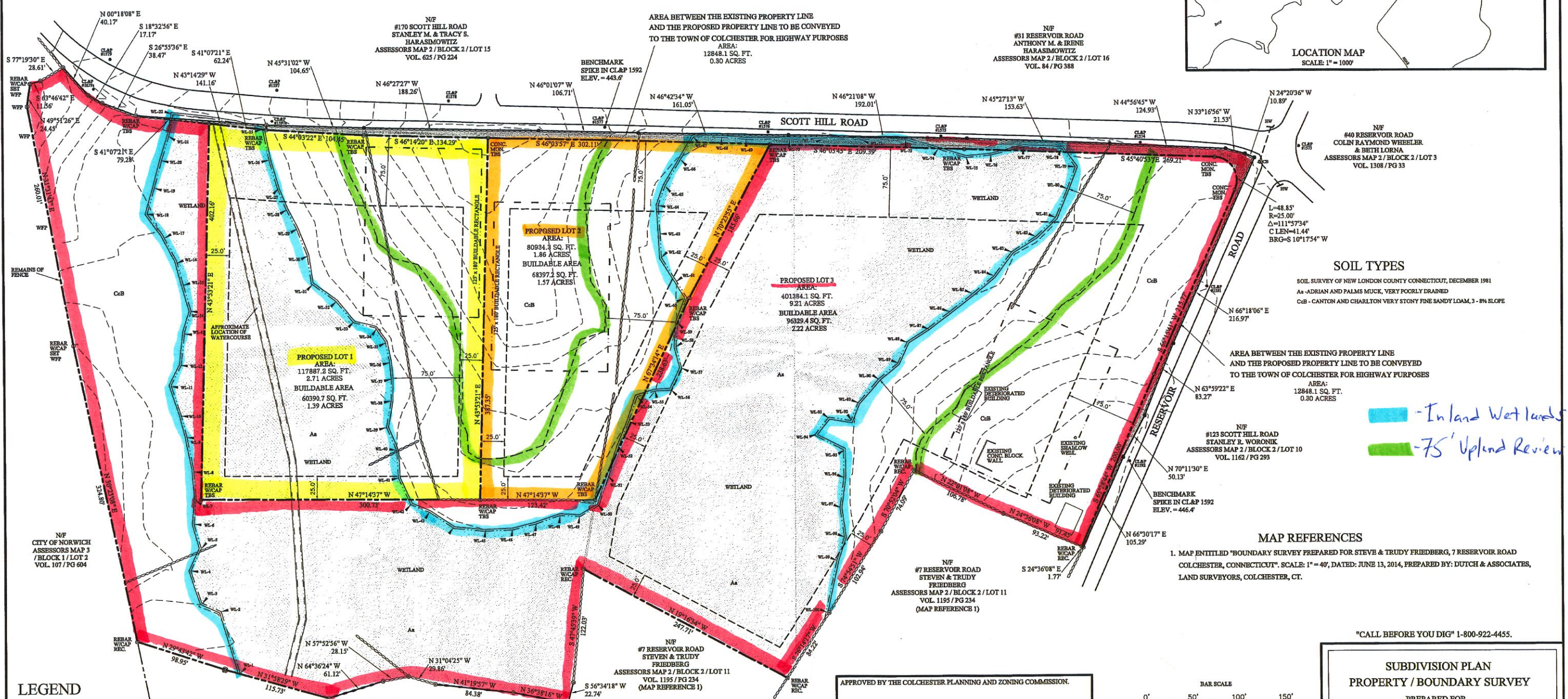
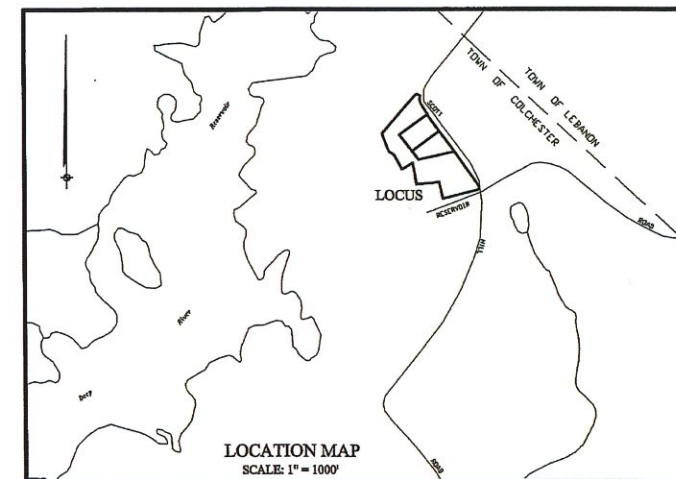


**NOTES**

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1996.
  - THE TYPE OF SURVEY IS A PROPERTY / BOUNDARY SURVEY.
  - THE BOUNDARY DETERMINATION CATEGORY IS A FIRST SURVEY.
  - THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 STANDARDS.
 NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND THE ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS BELOW OR THEREON.
- TOTAL AREA: 14.09 ACRES.

- THE OWNER OF RECORD AND APPLICANT IS DOUBLE DOWN, LLC REFERENCE DEED: TOWN OF COLCHESTER LAND RECORDS VOLUME 1316 ON PAGE 1.
- PROPERTY LOCATED IN A RESIDENTIAL (RU) ZONING DISTRICT.
  - MINIMUM LOT SIZE: 2 ACRES
  - MINIMUM ROAD FRONTAGE: 300 FT.
  - MINIMUM REAR YARD SETBACK: 25 FT.
  - MINIMUM FRONT YARD SETBACK: 75 FT.
  - MINIMUM SIDE YARD SETBACK: 25 FT.
- THIS PROPERTY DOES NOT INCLUDE AREAS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) 100 - YEAR FLOOD HAZARD AREA.
- PROPERTY IDENTIFIED ON THE TOWN OF COLCHESTER TAX ASSESSORS MAP AS 02-02012-000.
- THIS SURVEY AND MAP DOES NOT INCLUDE THE LOCATION OF UNDERGROUND UTILITIES AND / OR STRUCTURES.

- CONTOUR LINES SHOWN HEREON ARE AT 2 FOOT INTERVALS AND ARE BASED ON APPROXIMATE U.S.G. VERTICAL DATUM. CLASS T-2 TOPOGRAPHIC SURVEY.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF COLCHESTER PLANNING AND ZONING COMMISSION ARE PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID SUBDIVISION REGULATIONS AND THE ZONING REGULATIONS OF THE TOWN OF COLCHESTER.
- DRIVEWAY TO BE SLOPED SO AS TO NOT IMPACT EXISTING CONDITIONS ON SCOTT HILL ROAD AND RESERVOIR ROAD TO BE INSTALLED IN ACCORDANCE WITH ANY AND ALL TOWN OF COLCHESTER DRIVEWAY STANDARDS, ORDINANCES, AND / OR REGULATIONS.
- THE PROPOSED HOUSES, SEPTIC SYSTEMS, WELLS AND DRIVEWAYS SHOWN ARE CONCEPTUAL TO DEMONSTRATE LOT FEASIBILITY FOR DEVELOPMENT.



**LOCATION MAP**  
SCALE: 1" = 1000'

**SOIL TYPES**

SOIL SURVEY OF NEW LONDON COUNTY CONNECTICUT, DECEMBER 1981  
 Aa - ADRIAN AND PALMS MUCK, VERY POORLY DRAINED  
 CcB - CANTON AND CHARLTON VERY STONY FINE SANDY LOAM, 3 - 8% SLOPE

*Inland Wetlands*  
*-75' Upland Review*

**MAP REFERENCES**

- MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR STEVE & TRUDY FRIEDBERG, 7 RESERVOIR ROAD COLCHESTER, CONNECTICUT". SCALE: 1" = 40', DATED: JUNE 13, 2014, PREPARED BY: DUTCH & ASSOCIATES, LAND SURVEYORS, COLCHESTER, CT.

**LEGEND**

---	PROPERTY LINE	WFP	WOOD FENCE POST
- - - -	BUILDING & WETLAND SETBACK LINE	DH	DRILL HOLE
=====	STONEWALL	IP	IRON PIPE
- - - - -	EXISTING CONTOUR LINE	CB	CATCH BASIN
o	ANGLE POINT	REC.	RECOVERED
o	UTILITY POLE	CL&P	CONNECTICUT LIGHT & POWER
VOL.	VOLUME	TH-1	SOIL TEST HOLE LOCATION
PG.	PAGE	PT-A	SOIL PERCOLATION TEST LOCATION
N/F	NOW OR FORMERLY	---	TREE LINE
S.F.	SQUARE FEET	HW	HEADWALL
TBS	TO BE SET	---	SILT FENCE OR HAYBALES
MON	MONUMENT	---	WETLAND FLAG LOCATION & NUMBER

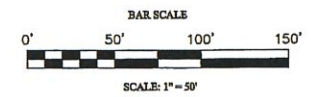
WETLANDS DELINEATED AS SHOWN HEREON  
 MARK H. SULLIVAN, SOIL SCIENTIST  
 DATE: 7/15/2020



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
 MARK H. SULLIVAN, L.S. #770064  
 DATE: 7/15/2020  
 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

APPROVED BY THE COLCHESTER PLANNING AND ZONING COMMISSION.  
 CHAIRMAN / SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THE COLCHESTER CONSERVATION COMMISSION, ACTING AS THE INLAND WETLAND AGENCY FOR THE TOWN OF COLCHESTER, APPROVES THIS PLAN AS DEPICTED. ANY CHANGE IN THE PLAN THAT MAY HAVE ANY IMPACT UPON REGULATED WETLANDS OR WATERCOURSES ARE SUBJECT TO REVIEW BY THE COMMISSION AND MAY REQUIRE ADDITIONAL PERMIT(S).  
 CHAIRMAN / SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



DATE	REVISION
2-11-2020	REVISIONS PER TOWN ENGINEER, WETLAND AGENT AND HEALTH DEPARTMENT REVIEW COMMENTS.
6-11-2020	REDUCED FROM 4 LOTS TO 3 LOTS
7-5-2020	TOWN COMMENTS
7-15-2020	HEALTH DEPT. COMMENTS

"CALL BEFORE YOU DIG" 1-800-922-4455.

**SUBDIVISION PLAN**  
**PROPERTY / BOUNDARY SURVEY**  
 PREPARED FOR  
**DOUBLE DOWN, LLC**

#13 RESERVOIR ROAD  
 AND SCOTT HILL ROAD  
 COLCHESTER, CONNECTICUT

MARK H. SULLIVAN, L.S., C.P.S.S.  
 LAND SURVEYING AND ENVIRONMENTAL CONSULTING, LLC  
 30 PLEASANT VIEW COVE  
 LISBON, CT 06031

DATE: 1/4/2019  
 DRAWN BY: MHS  
 SCALE: 1" = 50'  
 PROJECT NO.: 17-111  
 SHEET 1 OF 5



**TOWN OF COLCHESTER  
PLANNING DEPARTMENT**

**TO:** Planning and Zoning Commission  
**FROM:** Daphne C. Schaub, Assistant Planner & ZEO  
**DATE:** August 17, 2020  
**RE:** Gavire Estates, LLC – Bull Hill Road  
Request for Extension of Subdivision (2020-011)

The applicant is requesting a 5-year extension of the existing subdivision (SUB15-432) previously approved on May 20, 2015. The application for the extension was received by the Planning & Zoning Department on May 14, 2020; therefore, the permit is eligible for the 5-year extension. No work has begun and the property remains undeveloped. This is a 12-lot conventional subdivision (see plans attached). A fee in lieu of Open Space was approved by the Commission.

The applicant is compliant with all conditions of the original approval. The Mylar filed was signed and sealed by the surveyor, engineer and signed by the soil scientist. This plan was approved without a requirement for sidewalks. The Mylar was notated with the conditions of the approval. No lots have been transferred as of this date. No changes are proposed and the subdivision will be developed exactly as it was approved in 2015.



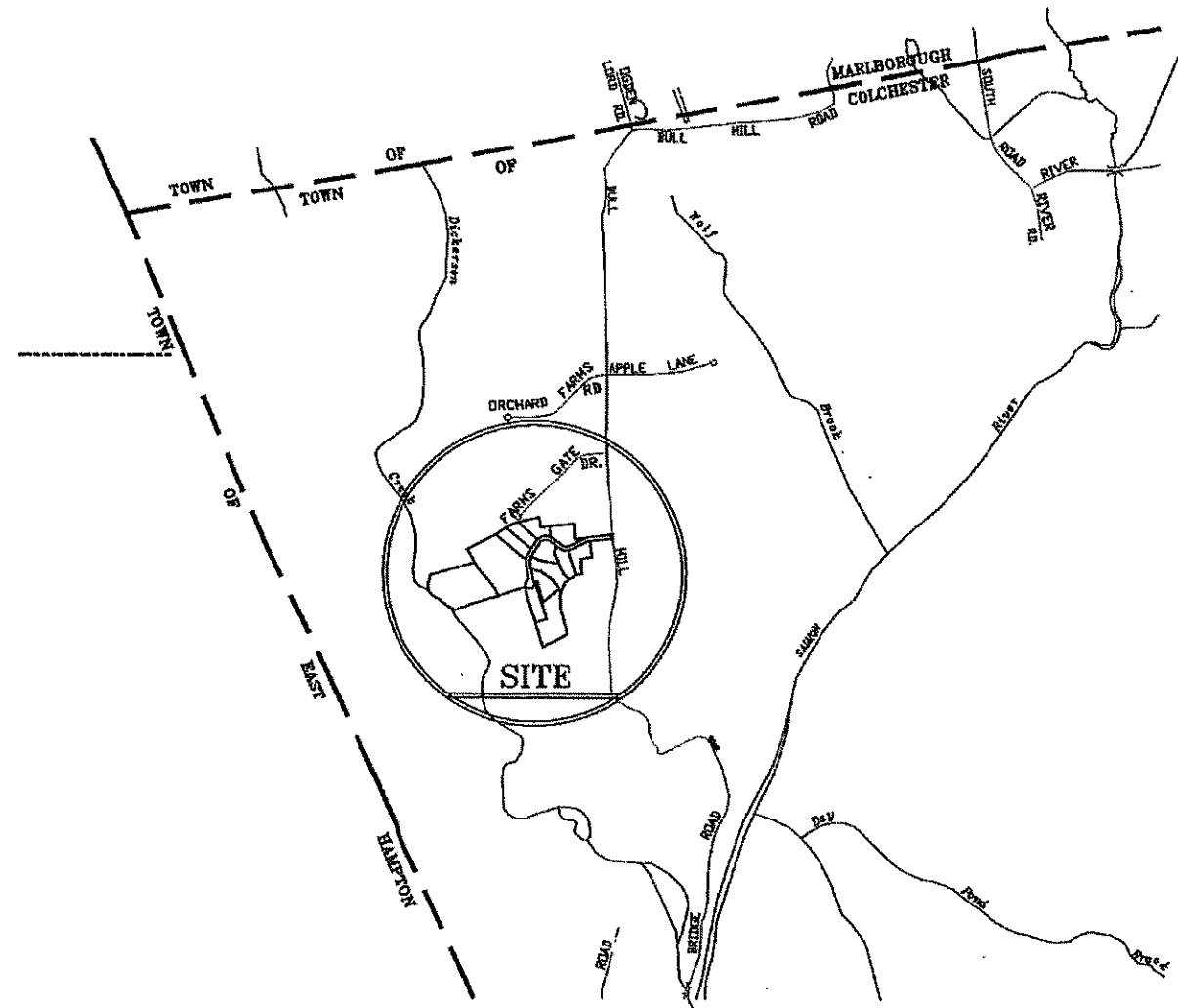


# GAVIRE

# ESTATES

BULL HILL ROAD

COLCHESTER, CONNECTICUT



SITE LOCATION PLAN

SCALE: 1"=1000'

### INDEX OF DRAWINGS

DESCRIPTION	SHEET
COVER SHEET	1
OVERALL 100 SCALE SITE PLAN	2
100 SCALE BOUNDARY PLAN	3
<b>40 SCALE DEVELOPMENT PLANS</b>	
LOTS 1, 11, 12	4
LOTS 2, 3, 4, 5 & 10	5
LOTS 6	6
LOTS 7, 8 & 9	7
<b>MVSANIER DRIVE PLAN &amp; PROFILES</b>	
STA 18+50 TO STA 27+00	8
STA 27+00 TO STA 36+00	9
OUTLET PIPE TO RETENTION POND	10
<b>PROJECT DETAIL AND NOTATION PLANS</b>	
FIELD TESTING & CONSTRUCTION NOTES	11
SITE CONSTRUCTION DETAILS	12
SITE CONSTRUCTION DETAILS & NOTES	13
SIEMANTONER GRAVITY SEGMENTAL RETAINING WALLS-BW-1 & BW-2	

### NOTES:

1. DEEDS FOR LOTS ARE TO INCLUDE ALL INFORMATION REGARDING ACCESS, DRAINAGE AND UTILITY EASEMENTS WHERE APPLICABLE.
2. THE PLANNING AND ZONING COMMISSION HAS ACCEPTED A FEE IN LIEU OF OPEN SPACE FOR THIS SUBDIVISION. HALF OF THIS FEE IS TO BE SUBMITTED WITH APPLICATION FOR PERMITS TO DEVELOP EACH LOT.
3. THE PLANNING AND ZONING COMMISSION HAS APPROVED THE FOLLOWING WAIVER ASSOCIATED WITH THIS SUBDIVISION: A TRAVEL TO SECTION 8.5.12 REQUIRING THE INCLUSION OF SIDEWALKS.
4. PRIOR TO THE ISSUANCE OF A ZONING PERMIT FOR INDIVIDUAL LOT DEVELOPMENT, A SIGNED AND SEALED LETTER FROM A LICENSED SURVEYOR STATING THAT ALL LOT BOUNDARY CORNERS SHOWN ON THE APPROVED PLAN HAVE BEEN SET FOR SECTION 7.B.

IN ACCORDANCE WITH SECTION 8.26.c. OF THE CONNECTICUT GENERAL STATUTES, FAILURE TO COMPLETE ALL WORK BY (FIVE YEARS FROM THE DATE OF APPROVAL OF THIS MAP) SHALL RESULT IN EXPIRATION OF THE SUBDIVISION PLAN.

THE COLCHESTER CONSERVATION COMMISSION, ACTING AS THE DELEGATED WETLANDS AGENCY FOR THE TOWN OF COLCHESTER, APPROVES THE PLAN AS SHOWN, ANY CHANGES IN THIS PLAN THAT MAY HAVE ANY IMPACT UPON REGULATED WETLANDS OR WATERCOURSES ARE SUBJECT TO REVIEW BY THE COMMISSION AND MAY REQUIRE ADDITIONAL PERMITS.

*H. F. ...* 9/2/15  
CHAIRMAN

APPROVED BY THE COLCHESTER BOARD AND PLANNING COMMISSION

*J. ...* 9/2/15  
CHAIRMAN

7	8/20/15	NOTES ADDED AS PER LETTER FROM ASSISTANT P&Z OFFICER	JRP
6	3/26/15	ADDED BACK LOT IS REMOVED LOT 13 & SEC CORRECTIONS	JRP
5	3/17/15	REVISED TO CURRENT REGULATIONS	JRP
4	3/26/14	LOT 10 ELIMINATED AND REV AS PER TOWN STAFF	RDP
3	3/21/14	SHEET 14 ADDED & TOWN ENGINEERS 2/26/14 COMMENTS	RDP
2	2/23/14	AS PER STAFF COMMENTS	RDP
1	12/3/03	INDEX UPDATED	RDP
NO.	DATE	DESCRIPTION	BY

THIS MAP PREPARED BY  
DUTCH & ASSOCIATES  
CIVIL ENGINEERS & LAND SURVEYORS  
COLCHESTER, CT

CLASS A-2 MAP  
CERTIFIED SUBSTANTIALLY CORRECT

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1998.

*Charles R. ...*

PLAN PREPARED FOR  
**RODNEY GOLDBERG**  
452 LEBANON AVENUE  
COLCHESTER, CONNECTICUT



FEBRUARY 7, 2002 SHEET 1

**DUTCH & ASSOCIATES**  
CIVIL ENGINEERS & LAND SURVEYORS

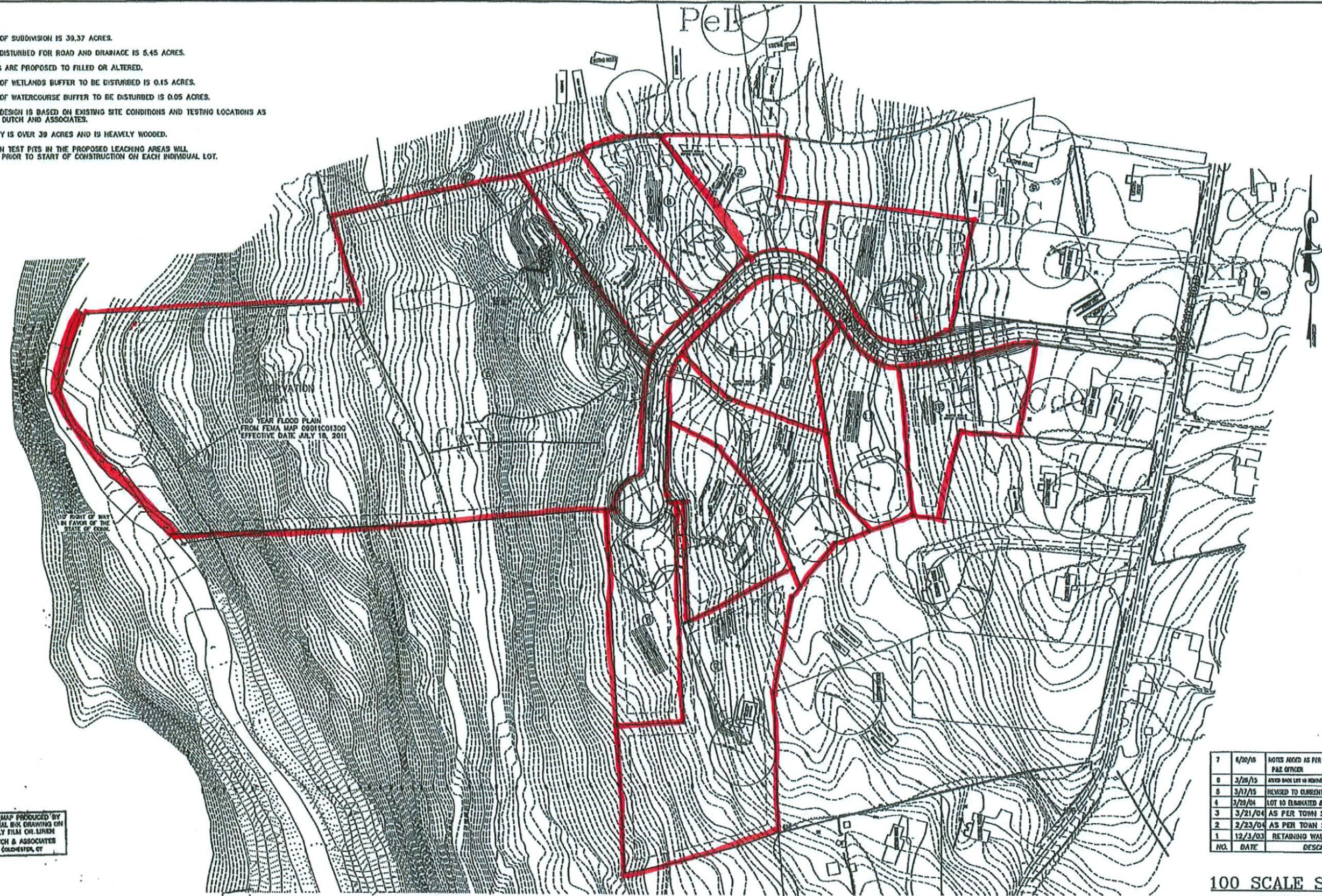
392 SOUTH MAIN STREET, COLCHESTER, CONN.

418  
3349



**NOTES**

1. TOTAL AREA OF SUBDIVISION IS 39.37 ACRES.
2. TOTAL AREA DISTURBED FOR ROAD AND DRAINAGE IS 5.45 ACRES.
3. NO WETLANDS ARE PROPOSED TO FILLED OR ALTERED.
4. TOTAL AREA OF WETLANDS BUFFER TO BE DISTURBED IS 0.15 ACRES.
5. TOTAL AREA OF WATERCOURSE BUFFER TO BE DISTURBED IS 0.05 ACRES.
6. ENGINEERING DESIGN IS BASED ON EXISTING SITE CONDITIONS AND TESTING LOCATIONS AS PROVIDED BY DUTCH AND ASSOCIATES.
7. THE PROPERTY IS OVER 39 ACRES AND IS HEAVILY WOODED.
8. CONFORMATION TEST PITS IN THE PROPOSED LEACHING AREAS WILL BE REQUIRED PRIOR TO START OF CONSTRUCTION ON EACH INDIVIDUAL LOT.



THIS MAP PRODUCED BY ORIGINAL BAK DRAWING ON POLY FILM OR LINDR DUTCH & ASSOCIATES COLCHESTER, CT

NO.	DATE	DESCRIPTION	BY
7	8/20/15	NOTES ADDED AS PER LETTER FROM ASSISTANT PALE OFFICE	RF
6	3/26/15	ADDED BACK LOT 14 BEHIND LOT 11 & WISC COURSE	JDP
5	3/17/15	REMOVED TO CURRENT REGULATIONS	RF
4	3/29/04	LOT 10 ELIMINATED & AS PER TOWN STAFF	RF
3	3/21/04	AS PER TOWN STAFF COMMENTS	RF
2	2/23/04	AS PER TOWN STAFF COMMENTS	RF
1	12/3/03	RETAINING WALL ADDED	RF

**DUTCH & ASSOCIATES**  
CIVIL ENGINEERS & LAND SURVEYORS

392 SOUTH MAIN STREET, COLCHESTER, CONN.

APPROVED BY THE COLCHESTER ZONING AND PLANNING COMMISSION

CHAIRMAN: \_\_\_\_\_

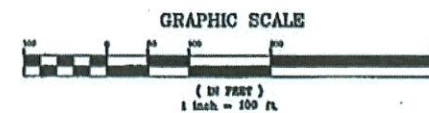
DEPT: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

DEPT: \_\_\_\_\_

THE COLCHESTER CONSERVATION COMMISSION, ACTING AS THE DELEGATED WETLANDS AGENCY FOR THE TOWN OF COLCHESTER, APPROVES THE PLAN AS SHOWN. ANY CHANGES TO THE PLAN THAT MAY HAVE ANY IMPACT UPON WETLANDS OR WATERCOURSES ARE SUBJECT TO REVIEW BY THE COMMISSION AND MAY REQUIRE ADDITIONAL PERMIT.

IN ACCORDANCE WITH SECTION 8-66.c. OF THE CONNECTICUT GENERAL STATUTES, FAILURE TO COMPLETE ALL WORK BY (FIVE YEARS FROM THE DATE OF APPROVAL OF THIS MAP) SHALL RESULT IN EXPIRATION OF THE SUBDIVISION PLAN.



**100 SCALE SITE PLAN**

**GAVIRE ESTATES**

BULL HILL ROAD  
COLCHESTER, CONNECTICUT  
PLAN PREPARED FOR

**RODNEY GOLDBERG**

462 LANAHAN AVENUE  
COLCHESTER, CONNECTICUT  
FEBRUARY 7, 2002 SHEET 2

48 3250



**TOWN OF COLCHESTER  
PLANNING & ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission  
**FROM:** Matthew R. Bordeaux, Planning Director  
**DATE:** August 17, 2020

**DRAFT MOTIONS**

**Planning and Zoning Commission  
August 19, 2020**

**Night Watch Properties, LLC – 489 Old Hartford Road  
Resubdivision (2020-009), Special Permit / Site Plan (2020-010)**

Sidewalk:

Move to find that the Commission will not require sidewalks as there is no plan for the development of pedestrian access system in this area, there is no existing network of pedestrian infrastructure to connect to or expand upon, and there is no school within a mile of this location.

Parking Space Reduction:

Move to approve the request to reduce the number of parking spaces required in accordance with Section 10.4.2 of the zoning regulations.

Resubdivision:

Move to approve the proposed 2-lot resubdivision (2020-009) of 489 Old Hartford Road, Map/Lot 05-10 / 025-000, Arterial Commercial District.

Site Plan / Special Permit:

Move to approve the Special Permit and associated Site Plan for a proposed self-storage facility at 489 Old Hartford Road in accordance Section 7.3.6 of the zoning regulations. The Commission finds the application meets the special permit general evaluation criteria of Section 14.8.

With the Conditions as specified in staff memoranda from:

- I. Salvatore A. Tassone P.E., Town Engineer, dated July 23, 2020.

**Double Down, LLC – 13 Reservoir Road**  
**Subdivision (2020-012)**

Sidewalk:

Move to find that the Commission will not require sidewalks as there is no plan for the development of pedestrian access system in this area, there is no existing network of pedestrian infrastructure to connect to or expand upon, and there is no school within a mile of this location.

Subdivision:

Move to approve the proposed 3-lot subdivision (2020-012) of 13 Reservoir Road, Map/Lot 02-02 / 12-000, Rural Use District.

With the Conditions as specified in staff memoranda from:

1. Salvatore A. Tassone P.E., Town Engineer, dated July 6, 2020.

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**Gavire Estates, LLC – Bull Hill Road**  
**Request for Extension of Subdivision (2020-011)**

Request for Extension:

Move to approve the Request for Extension of Subdivision (SUB15-432), for five years with a new expiration date of May 20, 2025. All original conditions will continue to be required.

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