

APPLICATION NO. _____ **Received****MAY 11 2026**Town of East Lyme
Land Use**PLANNING COMMISSION APPLICATION
FOR SUBDIVISION / RE-SUBDIVISION, SUBDIVISION
MODIFICATION, POCD AND SUBDIVISION REGULATION
AMENDMENT****APPLICATION TYPE:** Subdivision x Re-Subdivision _____ Subdivision Modification _____
POCD Amendment _____ Subdivision Amendment _____**NAME OF SUBDIVISION:** Nehantic Highlands**PROPOSED ROAD NAME(S):** East Nehantic Drive **LENGTH** 600+/- **l.f.**
(attach list if more than one) West Nehantic Drive 600 +/- 1.f.**PROPERTY LOCATION:** (attach 8 1/2 x 11 location map) _____**APPLICANT:** Kristen Clarke, P.E.**Address:** 20 Risingwood Drive **Phone:** 434-409-⁹⁵¹⁵ **Fax:** n/a
Bow, NH 03304 **e-mail:** kristentclarke@gmail.com**OWNER:** Duval Partmers LLC**Address:** 1101 Red Ventures Drive **Phone:** 860-447-⁸⁰⁷⁷ **Fax:** 860-447-9833
Fort Mill, SC 29707 **e-mail:** pgeraghty@geraghtybonnono.com**PRIMARY CONTACT /AGENT :** Paul Geraghty, Esq.**Address:** 38 Granite Street **Phone:** 860-447-⁸⁰⁷⁷ **Fax:** 860-447-9833
New London, CT 06320 **e-mail:** pgeraghty@geraghtybonnona.com**ASSESSOR'S MAP(S) & LOT(S)** Map 57.0 Lot 30 **TOTAL ACRES** 12.67**ZONING DISTRICT(S)** n/a **CONV./O.S. (circle one)** CAM n/a **# LOTS** 20**FLOOD ZONE** no **AQUIFER** no **W/IN 500' TOWN BOUNDARY** no **FARM LAND** no**WATER SUPPLY** private well **SEWAGE DISPOSAL** septic
(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)**CONSERVATION COMMISSION APPLICATION:** n/a **PERMIT#:** n/a**WAIVER(S) REQUESTED:** (attach letter) n/a-Conn. Gen. Statute 8-30g development**ZONING VARIANCES:** (attach copy from land records) n/a-Conn. Gen. Statutes 8-30g development**PLANS PREPARED BY (Engineer/Surveyor):** Gerwick-Mereen/May Engineering**Address:** Mereen-191 Boston Post Road **Phone:** 860-442-2201 **Fax:** n/a
East Lyme, CT 06333 May-1297 Rt. 163 **e-mail:** jpc@gerwick-mereen.com
Oakdale, CT 06370860-884-9671
mayengineering@sbcglobal.net

ATTORNEY: Paul Geraghty, Esq.

Address: 38 Granite Street
New London, CT 06320

Phone: 860-447-8077 Fax: 860-447-9833
e-mail: pgeraghty@geraghtybonnono.com

PREVIOUS SUBDIVISION(S) IF RE-SUBDIVISION OR LOT LINE REVISION:

Lot line revision 2021

Map 226-229 Dwr. 8

Map _____ Dwr. _____

Map _____ Dwr. _____

CHECKLIST ATTACHED X

CONSENTS AND PERMISSIONS:

The undersigned owner, or legally authorized agent, hereby consents to necessary and proper inspections of the property that is the subject of this application by agents of the Commission at reasonable times both before and after approval is granted by the Commission.

The undersigned declares all information submitted with this application is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, the approval may be modified, suspended, or revoked by the Commission.

Duval Partners LLC

Owner's Printed Name
Mark Brozsky, Manager

Kristen Clarke, P.E.

Applicant's Printed Name

Mark Brozsky
Owner's Signature

1/13/26
Date

Kristen Clarke
Applicant's Signature

1/10/2026
Date

FOR INTERNAL USE ONLY:

SUBMITTED:
APPLICATION FEE:
PROCESSING FEE:
DATE OF RECEIPT:
SET P.H. BY:
PUBLISH LEGAL NOTICE:
HEARING HELD:
DECISION BY:
CONDITIONAL APPROVAL:
LEGAL NOTICE
FINAL APPROVAL:
LEGAL NOTICE:
LETTER OF DECISION:

BOND SUBMITTED:
OPEN SPACE CONVEYED:
MYLARS FILED:
ROAD ACCEPTED:
DEEDS & EASEMENTS FILED:

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Map _____ **Dwr.** _____

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Duval Partners LLC

Owner's Printed Name
Mark Brossky, Manager

Owner's Signature

Date

Kristen Clarke, P.E.

Applicant's Printed Name


Applicant's Signature

1/10/2026
Date

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DATE OF RECEIPT:

SET P.H. BY:

PUBLISH LEGAL NOTICE:

HEARING HELD:

DECISION BY:

CONDITIONAL APPROVAL:

LEGAL NOTICE

FINAL APPROVAL:

LEGAL NOTICE:

LETTER OF DECISION:

BOND SUBMITTED:

OPEN SPACE CONVEYED:

MYLARS FILED:

ROAD ACCEPTED:

DEEDS & EASEMENTS FILED:

SUBDIVISION APPLICATION CHECKLIST

- x Original & 1 copy application form
- x 12 copies 11" x 17" at no less than 1 inch = 200 feet
- x 10 copies of all maps required by Sec 4-1-6 through 4-1-8 and 4-1-12.
- x Application Fee
- n/a Waiver Request, if applicable
- x Design Report
 - x Natural & Cultural Resources Map (4-1-4)
 - x Archaeological Survey (5-11)
 - x Biological Survey
 - x Soil Scientist's Report
 - x Pesticide Report (5-10)
 - n/a Yield Plan showing Conventional layout
 - n/a Cluster/Conservation Design (for subdivisions > 20 acres)
 - x Choice of Design Option Report & Narrative
 - n/a Open Space Report Narrative
 - n/a Zoning Compliance Chart
 - n/a Traffic Report (>100 lots & non-residential)
 - x Sewage Disposal Report ((5-5)
 - x Water Supply Report ((5-6)
 - x Stormwater Management Plan / Hydrological Report (5-7)
 - x Drainage calcs. W/map showing proposed drainage areas
- x Record Subdivision Plan (5-1)
- x Site Development Plan (Grading & E&S)
- x Road Construction (Plan & Profile)
- x Construction Plans
- n/a CAM application if applicable
- x Easements and Deeds (see design report - Exhibits L & M)
- n/a Construction Cost Estimate for Public Improvements
- x List of Adjacent Property Owners
- TBD Notification of Adjacent Property Owners (Certificates of Mailing) if public hearing
- x Post Sign

Review By Others:

- n/a East Lyme Inland Wetlands Agency
- n/a Regional Planning Commission (abuts or straddles an adjacent municipality)
- n/a Adjacent Municipality (abuts or straddles an adjacent municipality)
- n/a Environmental Review Team
- n/a CT Department of Public Health (if located w/in public water supply aquifer protection area)

The Commission has the authority to determine whether a submission constitutes a complete application in accordance with the regulation requirements. If after reviewing a submission, the Commission finds the application to be incomplete in any material respects, it may vote to deny the application. Prior to taking this action, the applicant will be given the opportunity to withdraw the incomplete application. No fees shall be refunded upon withdrawal of an incomplete application.

APPLICATION FEE CALCULATION SHEET

2.1 Subdivision Application Review. For subdivisions and re-subdivisions, the following fees shall be paid at the time of application to the Planning Commission:

2.1.1	# Lots <u>20</u> X \$100.00	<u>\$2,000.00</u>
2.1.2	Base Fee	\$750.00
2.1.3	Public Hearing Fee, if applicable (\$1250.00)	<u>n/a</u>
2.1.4	Design Review Fee -LF new road _____ X \$1.00	<u>n/a-private</u>
2.1.5	Professional/Legal Consultations (actual cost)	<u>n/a</u>
2.1.6	State of Conn. Fee	\$60.00
SUBTOTAL		<u>\$2,810.00</u>

2.2 Subdivision Application Processing and Inspection. Upon approval of a subdivision/ re-subdivision by the Planning Commission, the following fees shall be paid prior to the Chair's signing the approved subdivision plan:

2.2.1	# Lots _____ X \$100	_____
2.1.2	Base Fee	\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)	_____
2.2.4	Inspection Fee - LF of new road _____ X \$1.00	_____
2.2.5	E & S Control Fee - # Lots _____ X \$50.00	_____
SUBTOTAL		_____

2.3 Coastal Area Management Review

# Lots _____ X \$10.00 (\$25.00 min.)	<u>n/a</u>
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2.4 Application for Revision of Lot Line

~~\$150.00~~

TOTAL FEES	<u>\$2,810.00</u>
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Fees based on Section 2 of the Town Ordinance Establishing Schedule of Fees for Conservation Planning and Zoning Commissions as amended.

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