

From: [Paul Geraghty](#)
To: [Gary Goeschel](#)
Subject: Re: 237 Upper Pattagansett
Date: Monday, June 8, 2026 10:08:22 AM

Gary, just a heads up. The Holmes Road application is going to be scaled back to lots 11-20. I'll have revised plans to you tomorrow. Paul

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From: Gary Goeschel <GGoeschel@eltownhall.com>
Sent: Wednesday, June 3, 2026 3:01:18 PM
To: Paul Geraghty <pgeraghty@geraghtybonnano.com>
Cc: Bill Mulholland <billm@eltownhall.com>; Janet Sutherland <jsutherland@eltownhall.com>
Subject: RE: 237 Upper Pattagansett

Paul,

If I recall correctly, I think it was a CDD Subdivision. I think the lot line revision would go to the Commission as a Modification of the Subdivision approval. Section 3-8-1 of the Subdivision Regulations requires "the land within the Private Road right-of-way, set forth specifically for access to developed lots along the private road, shall be owned and dedicated to a Common Interest Ownership Association..." I think Section 6-10-3 (H) which, requires a permanent cooperative agreement for the maintenance of the private street/drive, along with the revised plan with the required notes (see Section 6-10-3 (D),(E), (F),& (G)) would be applicable. It sounds like this revision may address an approved deficiency as I recall the driveway being proposed within an easement verses on a separate lot.

Regards,
Gary

From: Paul Geraghty <pgeraghty@geraghtybonnano.com>
Sent: Wednesday, June 3, 2026 10:10 AM
To: Gary Goeschel <GGoeschel@eltownhall.com>
Subject: 237 Upper Pattagansett

Gary, I am just following up on the conversation we had about the access to the lots on this parcel. As you may recall the access is over the first lot as you enter the parcel. A potential buyer has inquired about the first lot as you come in. You may recall I was asking if there would be an issue about making the access a separate parcel, (not a building lot) to be owned by the HOA. The buyer is concerned about the liability of owning it and would prefer it be an HOA. So the question have is do you see an issue if we were to convey it to an HOA and if not do we have to

come to the Planning Commission to do that by way of a lot line revision? I don't have any issue going to the Commission just looking for what you think is the most appropriate. Paul.

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