

Susan LaFond

From: lynch@ltmblaw.com
Sent: Wednesday, April 27, 2022 2:57 PM
To: David Sulkis; Joseph Griffith; Susan LaFond
Subject: FW: 283 Zion Hill

Follow Up Flag: Follow up
Flag Status: Flagged

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David....as we are not in receipt of the city engineers report and the police commission approval, please accept this as a request to have this matter continued to the 5/19 agenda of the PZB. Thanks.

Thomas B. Lynch , Esq.
Lynch, Trembicki and Boynton
63 Cherry Street
Milford, Connecticut 06460
203-878-4669
www.lynchtrembickiboynton.com

From: Ronald Wassmer <rwassmer@ctcivilgroup.com>
Sent: Wednesday, April 27, 2022 2:01 PM
To: Thomas Lynch (lynch@ltmblaw.com) <lynch@ltmblaw.com>; Angelo Lisi (homebuildersmilford@aol.com) <homebuildersmilford@aol.com>
Subject: 283 Zion Hill

Hi guys
I just spoke with Susan Lafond
P&Z needs the application and the fee.
We are on agenda for May 3rd but have not received Engineering or Police report yet.

Ronald W. Wassmer PELS
Managing Member
CT Civil Group, LLC
158 Research Drive Unit M
Milford, CT 06460
C 203-627-7625
O 203-874-8316
rwassmer@ctcivilgroup.com



City of Milford, Connecticut

Founded 1639

70 West River Street – Milford, CT 06460-3317
Tel 203-783-3245 FAX 203-783-3303

Planning and Zoning
Office

Website: www.ci.milford.ct.us
Email: dsulkis@ci.milford.ct.us

David B. Sulkis, A.I.C.P.
City Planner

PLANNING & ZONING BOARD REVIEW TRANSMITTAL

RE: 238 Zion Hill Road

DATE: 4/8/2022

TO:

| | |
|---|---|
| <input type="checkbox"/> City Attorney | <input checked="" type="checkbox"/> City Engineer |
| <input type="checkbox"/> Mayor's Office | <input checked="" type="checkbox"/> Fire Marshal |
| <input type="checkbox"/> Conservation Commission | <input checked="" type="checkbox"/> Inland Wetlands Commission |
| <input type="checkbox"/> Health Administrator | <input type="checkbox"/> Open Space Agent |
| <input checked="" type="checkbox"/> Police Department | <input type="checkbox"/> Public Works Director |
| <input checked="" type="checkbox"/> Sewer Commission | <input type="checkbox"/> South Central Regional |
| <input type="checkbox"/> DEEP – CAM Report | <input checked="" type="checkbox"/> Tree Commission (203-878-4895) |
| Mail to: John Gaucher, DEEP | <input type="checkbox"/> Resource Report |
| 79 Elm Street | <input type="checkbox"/> Community Development |
| Hartford, CT 06106 | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> DEEP Permitting | <input checked="" type="checkbox"/> Planning & Zoning Office (3 Sets) |
| Mail to: Sue Jacobson, DEEP | |

SUBJECT: 3-Lot Resubdivision

ADDRESS OF PROPERTY: 238 Zion Hill Road

MAP: 074 **BLOCK:** 934 **PARCEL:** 17 **ZONE:** R-18

APPLICANT/AGENT: Thomas Lynch, Esq.

PHONE: 203-878-4669

EMAIL: Lynch@ltmblaw.com

PROPERTY OWNER: GAMS, LLC

PLAN TITLE: 3 Lot Resubdivision, 238 Zion Hill Road

PREPARED BY: CT Civil Group

DATE OF PLANS: 2/28/2022

DATE RECEIVED BY PLANNING & ZONING: 3/02/2022

PLANNING & ZONING CONTACT: David B. Sulkis

These plans/documents have been received and are transmitted to your office for review prior to the submission of a Resubdivision to the Planning & Zoning Board

ALL COMMUNICATIONS REGARDING THE REVIEW SHALL BE DIRECTED TO THE APPLICANT/AGENT WITH A COPY TO THE PLANNING & ZONING OFFICE

10 Sets of plans will be required for the Planning & Zoning Board Distribution.

*These commission reviews must be returned within 10 working days.

PURPOSE: This narrative is intended to present information on the natural resources present and how the proposed redevelopment relates to the natural resources. It will specifically address recommendations found in the City of Milford Natural Resource Inventory Report. The reports and plans submitted by the applicant as part of this application are considered part of this narrative and should be referenced for further illustration of the items discussed. This narrative is prepared as required in the City of Milford Planning & Zoning Regulations as a required site plan element.

SITE DESCRIPTION: The site is a 1.489 acre site on Zion Hill Road in Milford, Connecticut. The site is bordered by residential properties to the south and the west, Zion Hill Road to the north, and Southworth Street to the east. The site is moderately sloped with a low area to the southeast. The site drains from the west to the southeast.

The site has historically served residential use with one existing residential building onsite with a barn.

PROJECT DESCRIPTION: The Project proposes to construct 2 new single family residential homes. The existing residential building will remain and the existing barn will be removed. New parking and associated utilities (sanitary sewer, water service, and stormwater management) are all proposed to service the new homes.

NATURAL RESOURCES: A review of Coastal Area Management Maps, Natural Resource Inventory, and site inspections by a Licensed Engineer, determine there are no natural resources located within the area of the project.

RECOMMENDATIONS: The “Natural Resource Inventory Report and Recommendations” included as part of the Planning and Zoning regulations (Appendix C) refers to a comprehensive list of “environmental elements” and specific recommendations on “environmental elements” important to Milford. The following addresses both the recommendation lists.

Comprehensive Recommendations List:

1. Topography, including scenic vistas worthy of preservation and steep slope areas with limitations for development.

There are no scenic vistas. There are no steep slopes. The proposed grading minimizes the excavation needed to construct the homes.

2. Bedrock geology, including implications for carrying water, susceptibility to erosion, and unique geological formations worthy of preservation.

The site does not contain any unique geological formations. The soils are not susceptible to erosion. See Plan Set for Erosion & Sedimentation Control Plan. The site does have the ability to recharge groundwater, see **Storm Water Management Report**. Groundwater recharge as recommended by 2004 Connecticut Stormwater Quality Manual.

3. Surficial geology, including suitability for development, water holding capacities, and drainage characteristics.

Property is suitable for proposal. See Storm Water Management Report.

4. Soils that are shallow to bedrock, have a high water table, a steep slope, are poorly drained, are excessively well drained, and have a low potential for septic systems.

No septic systems proposed.

5. Groundwater, using state standards as a planning goal.

See Storm Water Management Report. Groundwater recharge as recommended by 2004 Connecticut Stormwater Quality Manual.

Groundwater Recharge Volume (GRV)

GRV in Acre Feet = (D)(A)(I)/12

D= depth of runoff to be recharge (inches) – soil group B = 0.25

A=Site area in Acres = 1.67 acres for this site

I = percent impervious (decimal not percent) = (0.1917) for the site (post construction)

GRV recommended = (0.25)(1.67)(.1917)/12 = 0.008 AcFt = 291 Cu.Ft.

Soil permeability is moderate the GRV provided is 1,464 Cu.Ft.

6. Surface water, including drainage patterns, storm water management, erosion, presence and quality of streams, rivers, and ponds, state standards, public access, stream belts, and non-point sources of pollution.

There is no surface water on the site. See Storm Water Management Report. Storm Water Quality management is per 2004 Connecticut Stormwater Quality Manual.

7. Inland wetlands, with consideration of type and function, priorities, buffer zones, and state and local inland wetland statutes and regulations.

Not applicable. There are no inland wetlands on the site.

8. Flood prone areas, considering restrictions on development and natural water absorbing functions.

Not applicable, the site is not in a flood prone area.

9. Aquifers, considering state law, recharge areas, prioritization, and future water supply.

See Hydrology Study. Groundwater recharge as recommended by 2004 Connecticut Stormwater Quality Manual.

10. Prime farmlands, including state PDR program, prime soils vs. actual use, and land banking for the future.

Not applicable not Prime farmland.

11. Drainage basins and watersheds, including use as a basis for land use planning and site plan review, and storm water management.

The parcel is not a drainage basin, or a watershed. Storm water management is addressed, see See Storm Water Management Report. Stormwater Management addressed as recommended by 2004 Connecticut Stormwater Quality Manual.

12. Rivers, brooks, and ponds, including quality, direction of flow, role in drainage, setbacks, public access, need for coordinated planning, and management plans based on characteristics of the resource.

There are no streams, rivers or ponds on the proposed development site.

13. Forests, including public vs. private ownership and economic value.

Not applicable.

14. Recreation areas, considering active vs. passive facilities, school, town, private facilities, projected needs based on population and recreation standards, and aging population implications.

Parcel is not large enough to permit recreation area.

Specific Recommendation List:

Geology-

1. Strictly control development within rock outcrop zones to preserve scenic character and minimize the possibility of land disturbance and impacts to neighboring properties.

Home site development minimizes land disturbance.

Ridgelines-

1. Require the use of vegetation to minimize clearing and a requirement to plant trees, shrubs, and hedges.

2. Acquire ridgeline areas as part of the city's open space holdings.

3. Encourage the use of conservation easements on ridgeline lands.

Not Applicable. No ridgelines present onsite.

Slopes-

1. Encourage the avoidance of development on slopes in excess of 25%.

2. Require detailed erosion control plans for development in upland review areas possessing slopes in excess of 15%, along with periodic environmental monitoring and frequent reports on the results to the appropriate city boards and commissions.

3. *Require applicants to address feasible and prudent alternatives to building on steep slopes as part of the zoning/subdivision permit process.*

No steep slopes. The site is moderately sloped. See Plan Set for Sedimentation & Erosion Control Plan.

Rivers, Brooks, and Ponds-

1. *Explore alternative technologies such as created wetlands for treatment of stormwater runoff, where feasible.*

Not applicable.

2. *Encourage vegetated and appropriately wide buffer zones along rivers and streams to preserve water quality and habitat value, based on the recommendations of the Inland Wetlands and Watercourses Agency.*

Not applicable.

3. *Discourage or minimize maintained landscapes adjacent to rivers, brooks, and ponds.*

Not applicable. Not adjacent to a river, brook, or pond.

4. *Strictly control fertilizer, herbicide, and pesticide use adjacent to any water body.*

Not adjacent to a water body.

5. *Promote the use of land adjacent to major watercourses that is consistent with water dependent activities.*

Not applicable. Not adjacent to major watercourses.

Wetlands-

1. *The upland review area for the significant natural resources listed in this report should be 150 feet, rather than the usual 100-foot review area used by the Milford Inland Wetland and Watercourses Agency.*

2. *Minimize or avoid wetland disturbance or filling.*

3. *Adhere to best management practices for erosion and sedimentation control.*

4. *Require/encourage native buffer plantings where proposed development will occur near wetlands.*

5. *Strictly regulate commercial uses near wetlands.*

6. *Require/encourage ground water recharge of storm water runoff.*

7. *Require that new developments yield a "zero increase" in storm water peak runoff rates, based on 100-year storm events.*

8. *Require storm water bio-filtration where large-scale residential or commercial development is to occur near wetlands.*

9. *Consider the use of mitigation measures such as wetland enhancement and wetland restoration to offset unavoidable wetland disturbance.*

10. *Encourage alternatives to traditional road salting practices near major wetland systems.*

11. *Encourage the management/eradication of non-native invasive plant species in or adjacent to wetlands and watercourses.*

12. *Encourage native plantings and drought-tolerant plantings to minimize the need for widespread domestic irrigation.*

13. *Strictly control fertilizer, herbicide, and pesticide use adjacent to any wetland.*

14. *Protect valuable or unique wetland systems through Open Space acquisition.*

Not applicable. There are no wetlands on site. See Plan Set for Sedimentation & Erosion Control Plan.

Farmland and Woodland-

1. *Utilize and support Connecticut's Farmland Protection Program.*

2. *Explore the adoption of local tax support to farmers and tax assessments aimed at farm preservation.*

3. *Support initiatives to control non-native insects such as the Asian long-horned beetle and the wooly Adelgid beetle.*
4. *Encourage and manage for habitat diversity.*
5. *Prohibit the indiscriminate clearing or thinning of tree canopy and shrub understory within residential properties.*

This area consists of mostly grassy areas some of the large trees in the front of the site will remain. Trees and shrubs will be removed in areas for the curbing and road widening required.

6. *Encourage forest stewardship programs that include provisions for control of non-native invasive shrubs and encourage the preservation of native forest understory plants and shrubs.*
 7. *Encourage Open Space acquisitions that provide connectivity between large forested or wooded areas.*
- The site is not large enough for open space. In lieu of open space a donation will be made to the open space fund.

Wildlife Habitat-

1. *Develop a strong upland review policy for impact on natural resource areas included in this report.*
2. *Require land-use applicants to prove that an intended project will not cause long-term negative impacts, because decisions should be based on scientific facts.*
3. *Require thorough biological inventories for large development proposals to properly assess what is at risk.*
4. *Institute a non-native invasive plant management policy.*
5. *Require wetland and forest management violators to restore damaged and disturbed areas by replanting with vegetation local to the area and/or allowing native vegetation to become reestablished.*
6. *Prohibit activities that fragment or isolate habitats, such as clearing of the forest understory and creation of vast expanses of unnecessary lawn.*
7. *Implement a sound forestry policy that protects and enhances biodiversity.*
8. *Educate the public on such issues as the value of protected lands and their role in moderating taxes, why natural systems and biodiversity are economically important, and the myriad other ways they enhance our Quality of Life.*
9. *Promote Open Space acquisition for areas possessing valuable wildlife habitat.*
10. *Define minimum acreage for preservation of native species and minimum widths for wildlife corridors in greenways.*

The site is mostly overgrown grass with some large trees. A small amount of suburban wildlife currently uses the site. Some of the large trees will remain.

Archeological, Historic and Architectural Resources-

1. *Use existing land protection tools and the sale of development rights to protect these resources.*
2. *Concentrate, where feasible, suitable new development in existing centers through infill development.*
3. *Protect old stone walls and trees that contribute to the character of the landscape.*
4. *Promote Open Space acquisition that acts as a buffer to the Historic District and preserves architectural sites, where feasible.*

Not applicable. There are no archeological, historical, or architectural resources on site.

Open Space-

1. *Appoint one or more environmental experts to represent the city of Milford and the*

Kingdom Life Christian Church who would review controversial but permitted activities based on the present Declaration of Conservation Restriction to determine, prior to their implementation, to what extent these activities may adversely impact the Beaver Brook Marsh and surrounding uplands.

- 2. Determine the appropriate techniques for Open Space protection such as conservation easements, donations, charitable remainder trusts, etc, when outright purchase is not feasible.*
- 3. Identify dedicated Open Space by deed restriction and work to dedicate important uncommitted Open Space by deed restriction.*
- 4. Carefully consider and act on the acquisition recommendations of the Open Space Steering Committee.*
- 5. Enable the Open Space Steering Committee to act in a semi-autonomous way in its efforts to acquire significant Open Space properties, in order to eliminate the red tape that leads to a delay and subsequent failure to protect through preservation.*
- 6. Encourage linkages of existing Open Spaces, where feasible, through zoning regulations and Planning and Zoning Board deliberations.*
- 7. Educate the public about the economic benefits of Open Space preservation by compiling and disseminating existing information and by creating a community model based on the economic repercussions of Open Space preservation.*
- 8. Evaluate and revise, as appropriate, the current "Fee in Lieu of Open Space" regulation, to ensure that these funds are used solely for Open Space acquisition and related expenses.*
- 9. Actively promote the New England and Connecticut Greenways Initiatives both locally and regionally.*
- 10. Appoint a full-time Open Space land manager with the expertise to oversee all of, and determine the direction of maintenance for, the City's Open Space lands.*

No dedicated open space is proposed. The site is not large enough for open space. In lieu of open space a donation will be made to the open space fund.

Recreational Land-

- 1. Preserve and enhance our system of walking trails by connecting as many of them as possible, maintaining them, and protecting any that are threatened by development.*
 - 2. The city should secure Open Space linkages for walking trails and greenway connections by accepting donations of land, obtaining easements from individual landowners, requiring Open Space set-asides in subdivisions, or purchasing land outright.*
 - 3. Establish regular maintenance schedules and a maintenance budget for existing recreational facilities.*
- Not applicable. The site is not large enough to permit recreational facilities.

Conclusion: This proposed development is a good example of a well-planned residential community in an appropriate location. This proposed development considers the natural resources of the site. This proposed development is in conformance with the Natural Resource Inventory Report and Recommendations.

Respectfully submitted,
Ronald W Wassmer, PE&LS
Agent for the applicant



Planning and Zoning
Office

City of Milford, Connecticut

Founded 1639
70 West River Street – Milford, CT 06460-3317
Tel 203-783-3245 FAX 203-783-3303
Website: www.ci.milford.ct.us
Email: dsulkis@ci.milford.ct.us

David B. Sulkis
City Planner, AICP

Milford Planning and Zoning Office Plan Review

238 Zion Hill Road (map 74, block 934, parcel 17)

Zone: R-18

Date Received: 1/29/2019, Re-received 12/20/21

Date Reviewed: 2/25/2019, Re-reviewed 2/8/22

Proposed 3-lot Re-subdivision

Plans Received:

| <u>Sheet</u> | <u>Title</u> | <u>Date</u> |
|--------------|-----------------------------|-------------|
| 1 of 1 | Existing Conditions Survey | none |
| 1 of 1 | Proposed Subdivision | none |
| 1 of 1 | Site Plan | none |
| 1 of 1 | Grading and Erosion Control | none |
| 1 of 1 | Landscape and Utility Plan | none |

New Submission:

| | | |
|-------|------------------------------------|---------|
| T-1 | Title Sheet | 12/9/21 |
| EX-1 | Existing Conditions Survey | 12/9/21 |
| SB-1 | Subdivision Plan | 12/9/21 |
| Z-1 | Zoning Compliance Plan | 12/9/21 |
| GDU-1 | Grading, Drainage and Utility Plan | 12/9/21 |
| EC-1 | Sedimentation and Erosion Plan | 12/9/21 |
| RD-1 | Road Improvement Plan | 12/9/21 |
| LS-1 | Landscape Plan | 12/9/21 |
| D-1 | Details Sheet | 12/9/21 |

Disposition of application:

- Drawings are presented for preliminary review and discussion only – no application is to be made, no drawings will be submitted.
- ✓ **Drawings and application are submitted for DPLU review and comment in preparation for application for a 3 lot re-subdivision approval. A single set of drawings are submitted, electronic set of drawings will be forwarded via email, CD, or via drop box.**

- Drawings, application(s), and fee(s) are final and submitted for submission to the Planning and Zoning Board.

- 1) Provide signed and sealed existing conditions survey per section 2.2.3 of the Subdivision Regulations. **Re-review 2/8/22-Done**
- 2) Provide and Natural Resources Report and mapping in compliance with section 3.2 and 4.1.7 of the Subdivision Regulations. **Re-review 2/8/22-Not Done**
- 3) Provide a separate Utility Plan showing all utilities provided by underground connection, including but not limited to electric, cable, and phone per section 3.8.4. **Re-review 2/8/22-Done, but section 3.8.4 requires the existing dwelling to be provided with underground utilities. This condition is noncompliant.**
- 4) Show compliance with fire hydrant placement per section 3.8.2.1. **Re-review 2/8/22-Done**
- 5) Show placement of existing stone walls on existing conditions survey. **Re-review 2/8/22-Done**
- 6) Clarify existing conditions survey that appears to show the existing lot already subdivided. **Re-review 2/8/22-Done**
- 7) Provide zoning data table for existing lot. **2/8/22 not completed.**
- 8) Identify the type of application and contact information for professionals who prepared the information on a cover sheet. **Re-review 2/8/22-Done. However map references indicate that this is a re-subdivision and not a subdivision which is incorrect, nor compliant.**
- 9) Outbuildings on site development plan need to be removed prior to filing of the subdivision Mylar since they will not be zoning compliant in accordance with section 3.1 of the zoning regulations.
- 10) Re-number each sheet with unique sheet number, not 1 of 1 for each. **Re-review 2/8/22-Done**
- 11) Provide existing condition survey date. **Re-review 2/8/22-Done**
- 12) Demonstrate compliance with tree requirements per section 3.18. **Re-review 2/8/22- Done.**
- 13) Demonstrate compliance with tree protection per 3.3.10.6. **Re-review 2/8/22-Not Done. No protection plan provided for tree that make up the 150 inches of caliper.**
- 14) Demonstrate compliance for soil erosion and sediment control per section 5.13 of the zoning regulations. **Re-review 2/8/22-Done**

New Issues 2/8/22

- 15) The landscape plan doesn't list a table of proposed tree species as required by section 5.14.
- 16) Street trees listed have numbers and undefined letters next to them, please provide a landscape legend.
- 17) It appears that existing large caliper trees are being removed with a new trees proposed in the exact same spot. Please clarify and distinguish the proposed work from the existing conditions.
- 18) Smaller trees are proposed on Zion Hill Rd because of existing overhead lines, but the overhead lines are shown across the street. Smaller trees are only permitted under utility lines in accordance with best practices under 5.14.4 and the official Milford Street tree list, previously provided.
- 19) An appraisal will need to be provided for the basis of an open space or payment to the City in accordance with 3.10 prior to filing the mylar upon the application being approved.
- 20) The existing stone wall which is not being shown on the landscape plan and street improvement plan. Please detail the proposed status of the wall which is required per section 3.2.

Conclusion:

As designated (checked) comply with the following:

- ✓ **Resubmit documents with corrections as noted and amendments as may be required for certification of the application's compliance with Milford Zoning and Subdivision Regulations.**
- ✓ **Resubmit 1 sets of corrected documents and electronic documents to be marked received by city planner and prepared for interdepartmental transmittal.**
- ✓ **Provide electronic (PDF) submission or resubmission of all documents**
 - Submit application and application fee for Site Plan and Coastal Area Management Review for receipt by the Planning and Zoning Commission

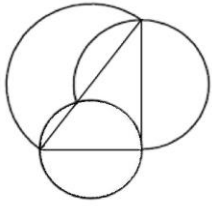
Review prepared for Ron Wassmer

I look forward to working with you on your project.

Reviewed by

DBS

Reviewing Officer



CT CIVIL GROUP, LLC

•ENGINEERS & SURVEYORS•
158 RESEARCH DRIVE UNIT M
MILFORD, CT 06460

PHONE: (203)874-8316
EMAIL: info@ctcivilgroup.com

February 28, 2022

David Sulkis
City Planner, City of Milford
70 West River Street
Milford, CT 06460

RE: Proposed 3 Lot Re-Subdivision Review – 238 Zion Hill Rd Plan Re-Review (REV1) 2/8/2022

Dear David,

In response to your review letter dated 2/08/2022, I offer the following comments.

2) Provide and Natural Resources Report and mapping in compliance with section 3.2 and 4.1.7 of the Subdivision Regulations. Re-review 2/8/22-Not Done

Response: A Natural Resource Report has been submitted with the revised plans.

3) Provide a separate Utility Plan showing all utilities provided by underground connection, including but not limited to electric, cable, and phone per section 3.8.4. Re-review 2/8/22-Done, but section 3.8.4 requires the existing dwelling to be provided with underground utilities. This condition is noncompliant.

Response: Sheet GDU-1 has been revised to propose underground electric, CATV, and phone for the existing and proposed lots.

7) Provide zoning data table for existing lot. 2/8/22 not completed.

Response: A zoning data table for the existing lot has been added to sheet EX-1.

8) Identify the type of application and contact information for professionals who prepared the information on a cover sheet. Re-review 2/8/22-Done. However map references indicate that this is a re-subdivision and not a subdivision which is incorrect, nor compliant.

Response: The project has been relabeled as a re-subdivision. See sheet T-1 and Sub-1.

9) Outbuildings on site development plan need to be removed prior to filing of the subdivision Mylar since they will not be zoning compliant in accordance with section 3.1of the zoning regulations.

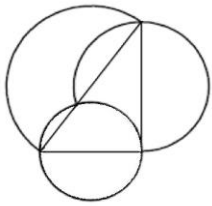
Response: A note has been added to sheet Sub-1, "OUTBUILDINGS NEED TO BE REMOVED PRIOR TO FILING OF THE SUBDIVISION MYLAR."

13) Demonstrate compliance with tree protection per 3.3.10.6. Re-review 2/8/22-Not Done. No protection plan provided for tree that make up the 150 inches of caliper.

Response: Tree protection has been added around the trees to remain. See sheet LS-1.

15) The landscape plan doesn't list a table of proposed tree species as required by section 5.14.

Response: A Plant List table has been added to sheet LS-1.



CT CIVIL GROUP, LLC

•ENGINEERS & SURVEYORS•
158 RESEARCH DRIVE UNIT M
MILFORD, CT 06460

PHONE: (203)874-8316
EMAIL: info@ctcivilgroup.com

16) Street trees listed have numbers and undefined letters next to them, please provide a landscape legend.

Response: A legend is included in the Plant List added to sheet LS-1.

17) It appears that existing large caliper trees are being removed with a new trees proposed in the exact same spot. Please clarify and distinguish the proposed work from the existing conditions.

Response: Additional labels have been added to clarify the existing trees to be removed and the proposed trees, see sheet LS-1.

18) Smaller trees are proposed on Zion Hill Rd because of existing overhead lines, but the overhead lines are shown across the street. Smaller trees are only permitted under utility lines in accordance with best practices under 5.14.4 and the official Milford Street tree list, previously provided. *Response: The proposed smaller trees are near existing or proposed utility poles with overhead wires.*

19) An appraisal will need to be provided for the basis of an open space or payment to the City in accordance with 3.10 prior to filing the mylar upon the application being approved.

Response: An appraisal will be provided by Attorney Lynch prior to submitting the application.

20) The existing stone wall which is not being shown on the landscape plan and street improvement plan. Please detail the proposed status of the wall which is required per section 3.2.

Response: The existing stonewall is to be reconstructed behind the proposed streetline. The existing stonewall and the stonewall reconstruction notes have been added to sheet LS-1 and RD-1.

Thank you,

Ronald Wassmer
CT PEL 16975

Cc: Project File



Milford Fire Department - Fire Marshal Office

72 New Haven Ave
Milford, Ct 06460



Site Plan Review Report

Date: Monday April 11, 2022

Applicant:

Thomas Lynch - LTMB LAW
63 Cherry St
Milford, CT 06460

Occupancy:

RESIDENTIAL 22070
238 Zion Hill Rd
Milford, CT 06460

Project: Site Plan Review - 3-Lot Re-Subdivision [PL-21-0098]

This office has reviewed the plans received on April 08, 2022.

This Report has been prepared for the review of the Site Plan only. A full set of architectural drawings will be required for review and approval prior to the commencement of any subsequent construction/remodel work.

This plan has been : **APPROVED as Submitted**

THIS OFFICE HAS NO OBJECTION TO THE APPLICABLE ZONING PERMIT BEING ISSUED.

This plan review does not relieve the architect, engineer, contractor and/or builder of meeting all the requirements of the Connecticut State Fire Safety Code and all other referenced Codes and Standards. A Final inspection is required for a final Certificate of Occupancy and/or completion.

The Fire Marshal's Office requires 72 Hours notice to schedule an appointment for inspections.

Reviewed By: Anthony Fino
Office: 203-874-6321
Email: afino@ci.milford.ct.us
Fax: 203-783-3744



City of Milford, Connecticut

- Founded 1639 -

Inland Wetlands Office
inlandwetland@milford.ct.gov

70 West River Street
Milford, CT 06460-3317
Tel 203-783-3256

Certified Mail RRR #7016 0600 000 2857 3610

April 21, 2022

Mr. Thomas Lynch, Esq
Lynch, Trembicki, & Boynton
63 Cherry St
Milford, CT 06460

Re: IW-A-22-0029: 238 Zion Hill Road; Map 74, Block 934, Parcel 17; GAMS LLC; Proposed 3-lot subdivision with one existing home. Construction and grading within 150 of wetlands and watercourses in the Wepawaug River Watershed. Approved with conditions and bond.

Dear Attorney Lynch:

Pursuant to Section 22a-42a of the Connecticut General Statutes and Milford Inland Wetlands Regulations Sections 6-12, this is to inform you that the Milford Inland Wetlands Agency voted to APPROVE your request for Permit IW-A-22-0029, at its April 20, 2022, meeting with conditions. The approval is based on the information in the file and presented at the meeting and the plans entitled "*Re-Subdivision 238 Zion Hill Rd, Milford, CT*" by CT Civil Group, 9 sheets dated 12/09/21 rev 2/28/22 with conditions including:

- The Permittee must submit a construction plan *prior* to taking out the permit.
- Wetland notification to be placed on the asbuilt and in the property deed to give notification to property owners that permits are required from the MIWA to work on the site. Documentation to be submitted to the MIWA office prior to bond release.
- Compliance with the City Engineers requirements.
- a bond of \$8,100.00 must be posted with the MIWA for S&E controls, border plantings, wetland boundary markers and an asbuilt showing finished 2' contours and locating all site structures.
- In construction or maintaining any structure or facility or conducting any activity authorized herein, the permittee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourses. Best Management practices include, but are not limited, to practices identified in the *Connecticut Guidelines for Soil Erosion and Sedimentation Control as revised, 2004 Connecticut Stormwater Quality Manual*, Department of Transportation's *ConnDOT Drainage Manual* as revised, and the Department of Transportation Standard Specifications as revised.
- The Permittee must submit a certification by the Project Engineer that the completed project meets the design intent of the approval *prior* to bonds being released.
- The permit is issued 4/20/22 expires 4/20/27 unless otherwise provided by Statute.

April 21, 2022

Mr. Thomas Lynch, Esq

Lynch, Trembicki, & Boynton

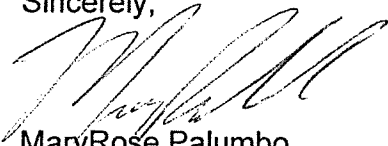
Re: IW-A-22-0029: 238 Zion Hill Road; Map 74, Block 934, Parcel 17; GAMS LLC; Proposed 3-lot subdivision with one existing home. Construction and grading within 150 of wetlands and watercourses in the Wepawaug River Watershed. Approved with conditions and bond.

The permit is ready to be picked up upon your signature and the posting of the required bond. Your attention is directed to the conditions of the permit as approved. You should read your permit carefully, as all construction or work must conform to that which is authorized. The permit must be recorded on the Land Records of the City of Milford to be made valid. The wetland portion of the project must be completed within 1 year of commencement. You are responsible for contacting other permitting authorities to determine if additional Local, State and Federal permits are required for this project.

If work is not completed on or before April 20, 2027, or a request for an extension of time is not received in writing at least 65 days before April 20, 2027, the permit will expire, unless otherwise provided by Statute.

Should you have any questions concerning this matter, please contact the Inland Wetlands Agency Office at 203-783-3256.

Sincerely,



MaryRose Palumbo

Inland Wetlands Compliance Officer

c: DPLU
Planning & Zoning
City Engineer
Ron Wassmer, CT Civil Group
Angelo Lisi, GAMS LLC