



TOWN OF ESSEX
**PLANNING AND ZONING
COMMISSION**

29 West Avenue, Essex, CT 06426

REGULAR MAIL and CERTIFIED MAIL

7014 2870 0000 5921 2024

February 17, 2021

Essex Glen, LLC
Attn: Edward Hoberman
231 Farmington Avenue
Farmington, CT 06032

Dear Mr. Hoberman,

This letter covers matters brought to your attention by my predecessor as Zoning Enforcement Officer Joseph Budrow on December 28, 2020. The matters will be repeated here, since the requirements set forth in his letter have not been met.

In July, 2007, the Essex Planning Commission approved Application 2-07 for Landmark Interests, LLC, a 3-lot subdivision for a property on Bokum Road also known as Assessor's Map 76, Lot 14. As part of the plans was a proposed Town road, Essex Glen Drive. The approval had conditions, several of them related to Bokum Road and the proposed Essex Glen Drive.

Over the past few years the Bokum Road intersection and the Essex Glen Drive stormwater management system have been modified. In 2018, you were advised by Town Engineer Robert Doane acting as Agent for the Planning Commission, and by Joe Budrow, that a modification to the 2007 approval was required. On October 26, 2018, Bob Doane, Agent for the Planning Commission sent a letter to you with many road-related concerns.

All road and stormwater management modifications are now within the jurisdiction of the Essex Planning and Zoning Commission. On December 28, 2020 you were advised that a modified subdivision needed to immediately be presented to the Essex Planning and Zoning Commission, which now has jurisdiction, for consideration and approval. You were advised that we should have your road modification plan by January 4, 2021, the date of the Essex Planning and Zoning Commission meeting.

It was not until January 14, 2021 that we received a map from McDonald Sharpe with a revision date of 12/24/2020 showing "existing conditions" and an "as-built" for Unit 9. Although some roadway information was provided, this was NOT a map in form and content sufficient to constitute a proposed Modification to Subdivision Plan which is what is needed.

I am therefore repeating our request that you file for approval of the Planning and Zoning Commission a Modification to the Subdivision Plan approved in 2007. If your Engineer has any question as to what needs to be on that plan, please have him call Bob Doane.

I also am bringing to your attention again that the deadline on your bond for the completion of all subdivision and Special Exception common area improvements for the housing development is July 25.

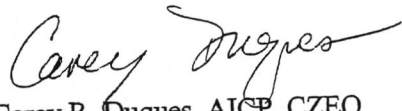
2021. Since the work has not been completed, the usual procedure would be to notify the bonding company.

In order to avoid that, we need you to advise the Planning & Zoning Commission in writing as to the identity of the contractor or contractors who will be performing the bonded improvements for Essex Glen Drive and the Essex Glen Planned Community, including the private roadway extending off Essex Glen Drive, and the common area landscaping per the June 15, 2015 approved plans.

I have signed off for zoning compliance for the issuance of a CO for Unit 9, even though the above matters have not been attended to. As we have advised you previously, we reserve the right to withhold zoning compliance certification for any additional units until you have complied with the simple requirements of filing a proper Modification to Subdivision plan and your schedule and contractors for completion of bonded work.

Again, we are not asking you to wait until the March 2021 meeting of the Planning & Zoning Commission for approval of the changes, nor for you to actually complete the bonded work. We simply need to know when it is to be done and by whom so calling the Bond is not necessary and you can receive COs.

Respectfully,



Carey R. Duques, AICP, CZEO
Land Use Official

CC: File
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