

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

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AN EQUAL OPPORTUNITY EMPLOYER - M - F

July 1, 2021

Planning and Zoning Commission

Town of Cheshire

84 South Main Street

Cheshire, CT 06410

RECEIVED
Town of Cheshire

JUL 01 2021

Planning Dept.

**Re: Whispering Oaks applications
648 Wallingford Road
Cheshire, CT 06410**

Dear Commission Members:

The plans for the above reference application have been revised and submitted in response to Town staff and public hearing comments. The changes include:

1. The number of units has been reduced from 40 to 34 while increasing the individual unit area to 1760 square feet as shown on Unit Type 'D' and on sheet S-1. The total proposed bedrooms has also been reduced to 85 with 50-percent of the units having 2 bedrooms and the remainder having 3 bedrooms.
2. The open space held as 'Common Land' by the Whispering Oaks Homeowners Association has increased from 14.8 acres to 15.7 acres as shown on sheet S-2. The setback from the easterly property line abutting the Charles Drive neighborhood has increased from 27-feet to 38-feet. The existing stonewall and trees along the property line are to remain. The screening plantings have been revised to Atlantic Cedars as a more viable alternative to the previously proposed white pines.
3. The emergency access from Charles Drive has been eliminated. An emergency access is now proposed from Wallingford Road in addition to the full site access from Wallingford Road. The emergency access is proposed as a 20-foot paved apron to a section of 4-foot wide paved wheel paths with grass pavers in between. A detail of the grass pavers has been included on sheet S-3. An emergency gate is proposed from Wallingford Road.
4. The private road serving the site has been increased to a width of 28-feet to better accommodate emergency access. The road shall be curbed along the sidewalk side of the road with 4-inch bituminous "park" curbing as shown on sheet S-3. An 18-foot wide turnaround in the area of units 17, 19 and 21 has been designed to accommodate the fire ladder truck turning movements. Also, a 24-foot wide looped turnaround near units 26-34 at the end of the development also accommodates these turning movements.

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5. The inland wetlands upland review area disturbance has been reduced by 1,493 sf (13%) from the previously approved 11,160 sf to 9,667 sf as shown on sheet G-2. This reduction was achieved by a straight alignment of the sanitary sewer line and shifting the proposed units further from the wetlands.

Regards

A handwritten signature in black ink, appearing to read "Andrew J. Quirk", is written over a light blue horizontal line.

Andrew J. Quirk
PE