

ATTORNEYS AT LAW

April 29, 2021

North Haven Planning & Zoning Commission
c/o Land Use Office
5 Linsley Street
North Haven, CT 06473

Re: Subdivision – Property of Prete
37 Pond Hill Road

RECEIVED
APR 29 2021
TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Dear Chairman Carlson and Members of the Commission:

Matthew and Elizabeth Prete have engaged me to request a modification of the above referenced subdivision approval. The map entitled Subdivision Map for Parcel "B" 37 Pond Hill Road, North Haven, Connecticut is on file in the Town Clerk's Office by the Map Number J887C. My clients inform me that Attorney John Lambert represented them before the Commission when their subdivision was approved. Attorney Lambert's health prevents him from continuing to represent Mr. & Mrs. Prete, which is how I came to be involved.

By way of background, the subdivision consists of four lots, *including* the "First Split" referred to in the NOTES on the above referenced subdivision map. Moving from Pond Hill Road in a generally northwesterly direction, my clients' home at 37 Pond Hill Road is designated Lot 1, followed in succession by Lots 2, 3, and 4.

It is my understanding that one of the conditions of the subdivision approval for the fourth lot was the extension of the Regional Water Authority public water main on Clintonville Road to and along Pond Hill Road to serve the subdivision (although a more direct route to the subdivision would have been an extension of the water main on Fawn Ridge Road). Nevertheless, the *quid pro quo* for the fourth lot was the water service extension.

My clients have since learned that the extension of the water main to satisfy the condition of the subdivision approval is cost prohibitive. Mr. & Mrs. Prete request that this Commission remove the water main extension condition in exchange for the removal of Lot 4 as a building lot. To be clear, they are not proposing to abandon Lot 4 as a building lot in perpetuity, but rather they ask the Commission to allow them to develop or sell lots 2 and 3 without extending public water service to Pond Hill Road, with the provision that Lot 4 will no longer be an approved building lot ... and will not become a building lot without further action by this Commission.

My clients and I will be available to answer questions and address concerns when the Commission considers this request. Thank you for your consideration.

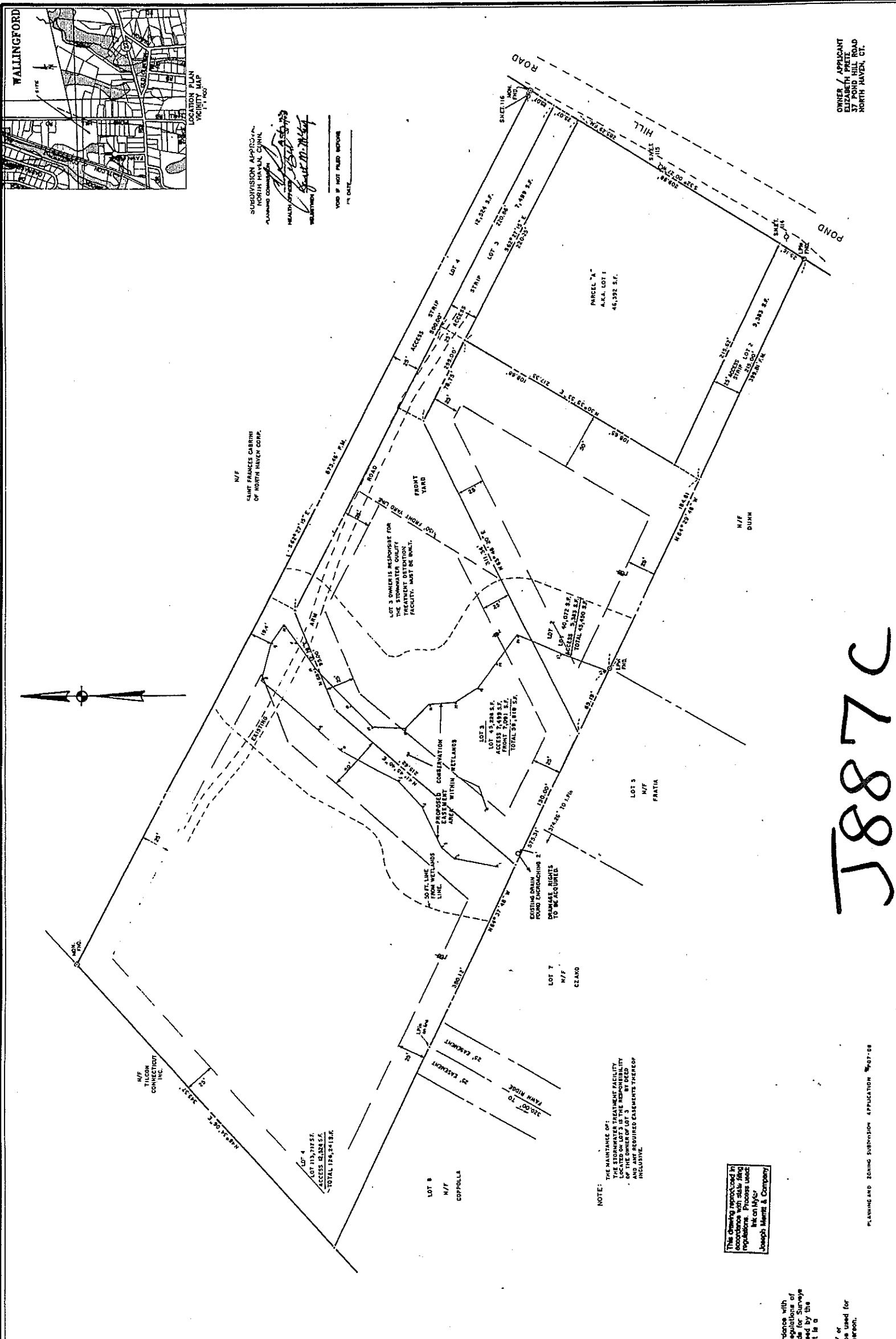
Very truly yours,


John A. Parese
jparese@pppclaw.com
JAP:ms

Copy: Clients



SUBDIVISION APPROVED BY
NORTH HAVEN, CONNECTICUT
PLANNING COMMISSION
HEALTH DEPARTMENT
DATE: 1/13/04



RESIDENTIAL DISTRICT	BULK REQUIREMENTS	ZONE DISTRICT R-40
Lot Size	60,000	40,000 sq. ft.
Front Yard	25	20
Side Yard	25	25
Rear Yard	25	25
Lot Coverage	35	35
Lot Dimensions	25	10

WETLANDS FLAGGED BY
SOIL SCIENCE & ENVIRONMENTAL
SERVICES INC. ON DEC. 31, 2003
SURVEYED & MAPPED 1/13/04
PARCEL 'B' REMAINING 228,319 S.F.

NOTES:
ALL measurements shown on this map were obtained from a survey conducted by Joseph Merrill & Company, Inc. on May 1, 2003, on file in the Town Clerk's Office.
This map is not valid unless it bears the embossed logo and seal of the Surveyor whose name and license number appears on this map.

WETLANDS FLAGGED BY SOIL SCIENCE & ENVIRONMENTAL SERVICES INC. ON DEC. 31, 2003. SURVEYED & MAPPED 1/13/04. PARCEL 'B' REMAINING 228,319 S.F.

NO.	DATE	DESCRIPTION
1	3/27/03	AS SHOWN PER LETTER 1/29/03
2	3/27/03	AS SHOWN PER LETTER 1/29/03
3	3/27/03	AS SHOWN PER LETTER 1/29/03
4	3/27/03	AS SHOWN PER LETTER 1/29/03
5	3/27/03	AS SHOWN PER LETTER 1/29/03
6	3/27/03	AS SHOWN PER LETTER 1/29/03
7	3/27/03	AS SHOWN PER LETTER 1/29/03

DRAWN BY: A.L.S.
CHECKED BY: D.R.S.
APPROVED BY: D.R.S.

To my knowledge and belief, this map is substantially correct as noted hereon.
D. Schul
Dartford R. Schul, P.E., L.S. #15588
DATE: MARCH 2008

SCALE: 1" = 40'
UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

SUBDIVISION MAP FOR PARCEL "B" 37 POND HILL ROAD NORTH HAVEN, CONNECTICUT

JOB No. 103425
SHEET NO. 1 OF 1
FILE A-723-S

J887C

SCHULL ASSOCIATES INC.
CONSULTING ENGINEERS - LAND SURVEYORS
AND LAND PLANNERS
107 JONAS STREET
NORTH HAVEN, CT 06460
(203) 848-8888

OWNER / APPLICANT
CLARENCE P. SCHULL
37 POND HILL ROAD
NORTH HAVEN, CT.