



May 28, 2021

Ms. Carol Bramley
Chairperson
Planning & Zoning Commission
Town of Litchfield
80 Doyle Road
Bantam, CT 06750

RE: **Waiver Request**
Green Two Lot Subdivision
19 Little Pitch Road
Litchfield, CT
Job # 01039

Dear Ms. Bramley:

On behalf of the applicant, please accept this letter as a formal request to waive the requirements of the Subdivision Regulation, Section 6.4.z for Lot #2. As you are aware, the regulation in question requires that the property must be of such a shape and size to accommodate a building square of 200 feet by 200 feet without containing any easements, steep slopes of 25% or greater, wetlands or watercourses or any other encumbrances that would reduce the buildable area. Attached is a layout plan that shows the location of the square for both lots, noting there is no issue on Lot #1, the existing residence of the applicant. Lot #2 is being created for their son's family with the square shown at the optimal location, but is not in compliance with Section 6.4.z.

The configuration of Lot #2 contains no easements, wetlands or waterbodies within the proposed square. However, there are steep slopes that are both natural and self-created for the purposes to construct a suitable home pad site. We estimate that there is approximately 7,000 square feet of steep slopes within the square split evenly east and west. This is approximately 17.5 % of the area of the 200' square. To comply with the regulations, the remedy would be the construction of about 390 linear feet of retaining wall ranging in height from 2 feet to 8 feet with an estimated 980 cubic yards of fill required to be imported. Any portion of the wall greater than 4 feet in height would require a safety barrier along the wall, fencing or landscaping per the state building code. Please refer to the attached Exhibit 'A' for the impact to the steep slopes for each lot.

It is our professional opinion that this additional cost to manipulate an existing steep but stable slope on Lot #2, for the purposes of compliance, makes no practical sense given the proposed layout for the house and driveway poses no adverse impact to the land or adjoining properties. It would only add significant costs with no added benefit in developing the home site. The granting of the waiver would not be detrimental to the public welfare, health and safety or would it be in violation of the Litchfield Plan of Conservation and Development.

In closing, we respectfully request the commission to act favorably to waive Section 6.4.z of the subdivision regulations.

Thank you in advance for your consideration. Please feel free to contact Scott Lukowski, P.E. at 203-267-1046 if you need anything further information or clarification.

Very truly yours

A handwritten signature in black ink, reading "Mark E. Lancor". The signature is written in a cursive, flowing style.

Mr. Mark E. Lancor, P.E.
Principal

Enclosure
Exhibit 'A'
Cc: Greg Green, via e-mail w/ enclosure

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