

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

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MEMORANDUM

TO: Bozrah Board of Selectmen
FROM: Samuel Alexander, AICP, Planner III/SCCOG (Bozrah Town Planner) /s/
DATE: February 12, 2021

Process and Background for Proposed Right-of-Way Dedication – Seven-lot (7-lot) Subdivision by Gesiak, South Road and Bozrah Street.

Ordinance #2012-2

As you're aware, Ordinance 2012-2 regulates the acceptance of new streets, and it also allows the Board of Selectmen to require dedication of a land strip when a subdivision of land abuts a Town right-of-way that is undersized.

3.1.8 Where the proposed subdivision contains lots fronting on an existing street that does not meet the dimensional and improvement requirements of these Regulations, the applicant shall be required to deed sufficient land to the Town of Bozrah to permit widening of the street and shall be required to make such improvement within the right-of-way of the street, as deemed appropriate by the Board to maintain safety.

The purpose in this case is to provide the Town of extra real estate in the event that the road needs to be widened in the future, or simply to ensure that proper sight lines are maintained where new lots front on the town road.

Proposed Work and Required Bond

In my discussions with the project engineer in charge of the Gesiak subdivision, received by the Planning & Zoning Commission last night, February 11th, I've proposed that land should be dedicated to the Town where the subdivision fronts on South Road and that the Town-owned right-of-way be brought up to 50' (the Town standard) in this area.

The applicant is proposing the following work on the strip of land (road shoulder) to be dedicated to the Town:

- Install E&S controls.
- Clearing and grubbing.
- Remove and stockpile existing stone wall (*the wall is sparse along most of its length and the applicant is proposing to rebuild the wall in front of one or two of the lots as they're developed*).
- Restore vegetation in road shoulder.

Schedule

The initial bond estimate is attached and referred to the Board as a matter of course, in-line with the Ordinance. I am laying out the following schedule, which has been reviewed by the Town Attorney.

- IWCC receives application (2/4).
- PZC receives application (2/11).
- **Bond estimate is provided to staff and forwarded to BOS for their initial review (2/12).**
- **Bond estimate and plans are referred to Town Engineer for his review.**
 - *The applicant is currently updating the plans.*
- **Board of Selectmen considers to move forward with requiring the land dedication.**
 - *If yes, we will continue as planned below;*
 - *If no, subdivision plans are modified to show no land dedication.*
- Applicant incorporates final comments by the Town Engineer and staff.
- IWCC and PZC decisions (March-April).
 - *One contingency of the PZC approval would be posting of the bond.*
- BOS moves to accept the dedication contingent on bonded work being performed by the applicant and submission of Warranty Deed and Certificate of Title.
- Bond posted with the Town.
- Mylars signed by PZC chairman.
- Bonded work performed by the applicant.
- Bond released
- Warranty Deed sent to Town.

Action

If the Board is approving of the proposal, I suggest a motion to refer the bond and plans to the Town Engineer for his review prior to the Planning & Zoning Commission's decision.

If the Board does not wish to move forward with the proposal, then I will notify the project engineer and the plans will be modified to show no land dedication.



BOND QUANTITIES FORM

Date: 2/11/2021
Project Name: SOUTH LAKE SUBDIVISION
Address: BOZRAH STREET / SOUTH ROAD
Bond Amount: **\$10,550.00**
Project No.: 00086-00001
Bond Type: PUBLIC IMPROVEMENTS

Owner/Developer: DAVID J. GESIAK, LLC
Address: 216 NORWICH AVENUE
 LEBANON, CT 06249
Phone # (860) 608-0555

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM AMOUNT
1	Clearing and Grubbing (ROW Only)	0.25	ACRE	\$5,000.00	\$1,250.00
2	Blank				
3	Sedimentation Control System	700.00	LF	\$3.00	\$2,100.00
4	Haybale Checkdams (Shoulder)	6.00	EA	\$100.00	\$600.00
5	Blank				
6	Removal & Stockpile of Stone Wall	500.00	LF	\$10.00	\$5,000.00
7	Restoration of Road Shoulder Vegetation	800.00	SY	\$2.00	\$1,600.00
8	Blank				
SUBTOTAL					\$10,550.00

Notes: