

January 8, 2015

Planning Commission  
Town of Simsbury  
933 Hopmeadow Street  
P.O. Box 495  
Simsbury, CT 06070

Re: Talcott Estates, resubdivision Talcott Mountain Road

Dear Commissioners:

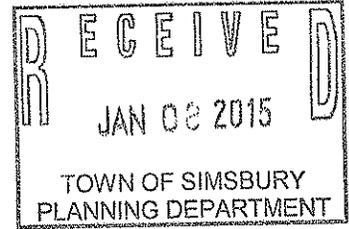
This office represents the Applicant/Owner with respect to the above mentioned application. Please accept this letter as a request for the following waivers from the Town Highway and Construction Design Standards.

1. Waiver of the Pavement width requirement of 26 feet to a proposed 18 feet;
2. Waiver of the Minimum Centerline Radius of 200 feet to a proposed centerline radius of 98 feet AND 127 feet.
3. Waiver of the required Roadway Radius at the Intersection of 37 feet to the proposed 15 feet and 25 feet.

Thank you for your consideration of this matter. Please contact this office if you require any additional information.

Sincerely,

Brian Denno, LS  
Denno Land Surveying and Consulting, LLC



Re: Talcott Estates, resubdivision, Talcott Mountain Road

Proposed easements affecting the proposed resubdivision.

1. An easement in favor of Ellsworth over the 50 foot access right of way for pedestrian and maintenance vehicles
2. A 15 foot easement in favor of Ellsworth over 5 Talcott estates for pedestrian and maintenance vehicles.
3. Easements in favor of the HOA across all 3 lots to maintain, clean and repair the storm drainage, rain gardens.
4. Upon approval CL&P will require a 10 foot easement outside of the proposed right of way on the property of the applicant for their facilities.
5. Discussions with town staff and the conservation commission may require that the HOA easements may also be granted to the town to allow them to enter the site and maintain the storm system if required.