

October 28, 2021

Joe Wagner - Wetlands Agent  
Building Department  
17 School Road  
Andover, CT 06232

RE: Project Narrative – Subdivision Application

This narrative has been prepared in support of a Subdivision Permit Application by Garrett Homes, LLC to the Town of Andover Planning & Zoning Commission for a future proposed retail development at 580 Lake Road. The existing property is approximately 2.65 acres in size and is currently developed on the southwestern half of the property. The existing development consists of a 4,806 square foot building, associated parking areas, and landscaping. The property is located along Route 6 and Lake Road. The property is currently zoned within the Industrial District along with all the directly abutting properties per the Town of Andover Zoning District map. The future intent of this subdivision is to provide Garrett Homes, LLC with a 1.24 acre lot for a proposed 10,640 square foot retail building, associated parking, landscaping, lighting, stormwater management, and all other utilities necessary to serve the building. The existing property owner, Lake Road LLC, will retain the remaining 1.41 acres of the subdivided parcel.

The proposed subdivision will leave the existing development in conformance with all zoning space requirements listed in Section 11.2 of the municipal Zoning Regulations. The minimum lot width of the proposed subdivision is approximately 210' for the remaining portion to be retained by Lake Road LLC (minimum lot width is 200 feet). The building will remain at a distance of 126.8' from the approximate centerline of Lake Road (front yard setback is 100'), 63.7' from the rear property line (rear yard setback is 35'), and 88.9' from the existing southwestern side property line (side yard setback a cumulative distance of 75' with a minimum of 35'). The proposed property line as part of this subdivision application will be considered the second side property line for the existing development and is 63.7' from the closest building corner. The current development owned by Lake Road LLC has an approximate impervious cover of 30,730 square feet. The remaining subdivided portion to be retained will have an area of 61,568 square feet (minimum lot area is 40,000 square feet). The impervious cover for the proposed remaining lot will become 49.9% which conforms to the zoning district's maximum lot coverage of 50 percent of the total lot area. The proposed property line was designed to leave Garrett Homes, LLC with the maximum lot area possible for a future proposed retail development while leaving the remaining portion for Lake Road LLC in conformance with the above requirements.

The applicant, Garrett Homes, LLC, has intentionally omitted and thereby requests a waiver for the following subdivision application requirements: Estimate of Municipal Improvements, Sanitary Report and Plan, Erosion and Sedimentation Control Plan, Municipal Improvement Plan, and Road and Drainage Plan. Upon subdivision approval the applicant intends to submit the above items as part of the Site Plan Approval application to the Inland Wetlands and Watercourses and Planning and Zoning Commissions.

We look forward to working with the Town of Andover on this project. If you have any questions or comments please do not hesitate to reach out. I can be reached at (860) 760-1933.

Sincerely,



Matthew Bruton, P.E.  
Regional Manager  
BL Companies, Inc.