

From: **Jim Bernardo** jim@jbsurvey.com  
Subject: 34 Village Drive  
Date: August 7, 2017 at 10:17 AM  
To: Charles Karno planner@ledyardct.org  
Cc: Tony Silvestri tony@nlhtonline.com



Good morning Charlie,

I tried to reach you by phone this morning but it appears that you may be having telephone problems. I just want to confirm that we are on the agenda for Thursday to discuss with the Commission the potential resubdivision of 34 Village Drive? Also, I didn't not see anything in the regulations that would prevent us from creating 2 new lots at this time. The existing house lot and 2 new development lots. One on the south side of the driveway and one on the north side. Could you please confirm this?

If the Commission will allow us to "move" lot 34 to the Phase 2 conservation subdivision the Open Space calculation would be as follows:

Current Phase 2 = 25.12 acres  
Lot 34 from Phase 1 = +12.36 acres

New total for Phase 2 = 37.48 acres

40% open space required, therefore 37.48 acres x 40% = 14.99 Acres required

Open Space previously conveyed Phase 2 = 10.2 Acres

Therefore, additional open space required = 4.79 Acres

**Regards,**

**James Bernardo, LS**  
**Managing Member**  
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