

GREEN FALLS ASSOCIATES, LLC NEW HOME CONSTRUCTION

Ledyard Planning Commission

Re: Chidley Resubdivision; Spicer Hill Road

I am the manager of Green Falls Associates LLC. Green Falls was conveyed 5, 11 and 17 Chidley Way, all interior lots with shared driveways, by Lee Brook Associates LLC., whose members are William and Timothy Coon.

I am very concerned that Lee Brook Associates LLC may not complete their obligations as far as construction of the shared driveways serving these 3 properties. As required by both the subdivision regulations and the approved subdivision plan. Subdivision regulations 4.3.5 g) calls for shared driveways to meet the requirements of section 5.5 of the regulations; section 5.5 a) requires "All shared driveways shall be paved to a minimum of 15 feet in width with a 2 ½ inch bituminous concrete layer over eight inches of processed gravel, not to exceed a 12% grade at any point." This is a requirement clearly noted on approved subdivision plans as general note 7. "3 & 5, 9 & 11, 17 & 19 and 12 & 14 Chidley Way shall share common driveways. Deeds for these lots shall contain easements for ingress and egress, the right to install and maintain utilities and driveways and a maintenance agreement for the shared driveways shall be in accordance with section 5.5.a of the Ledyard Subdivision Regulations." Plans also include a detail for shared driveway which calls for construction in accordance with Subdivision Regulation 5.5a).

I request that the commission require and direct Lee Brook Associates LLC and its members William and Timothy Coon to construct the shared driveways in accordance with the Subdivision Regulations and the approved subdivision plan until they do so I am asking that the Planning Commission withhold release of any more bond money until complete as required.

C. Steve Masalin
Attorney Harry Heller



Conrad Gardner, Manager
Green Falls Associates LLC