

From: [Mark Wujtewicz](#)
To: [Katrina Kotfer](#)
Cc: [Jonathan Mullen](#)
Subject: FW: Robert Village Project
Date: Tuesday, November 12, 2024 10:54:10 AM

[More exhibits](#)

Thanks,
Mark Wujtewicz
Planner
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385
Phone: 860-444-5813
Fax: 860-444-5879



From: Amy Leigh Arnold <amyleigharnold77@gmail.com>
Sent: Tuesday, November 12, 2024 10:28 AM
To: Mark Wujtewicz <mwujtewicz@waterfordct.org>
Cc: Wayne Arnold <arnoldwp0121@gmail.com>
Subject: Re: Robert Village Project

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and know the content is safe.

Good morning, Mark,

My husband and I will be present at the Public Hearing tonight, and we will be speaking during the public comment portion of the meeting regarding the Roberts Village project. We will be referencing the survey plan of our home and property, so I have attached photos of that plan. We would like these documents added to the record for the Public Hearing. We will be bringing the physical plans tonight, should the council want to view them in person as reference.

Thank you in advance.

Kindest regards,
Amy & Wayne Arnold

Public Hearing
Roberts Court 8-30(g)
PL-24-14
Exhibit 33

On Thu, Oct 24, 2024 at 10:56 AM Mark Wujtewicz <mwujtewicz@waterfordct.org> wrote:

Good Morning,

Thank you for sending your comments.

Your email correspondence has been included into the public hearing record.

Thanks,

Mark Wujtewicz

Planner

Town of Waterford

15 Rope Ferry Road

Waterford, CT 06385

Phone: 860-444-5813

Fax: 860-444-5879

From: Wayne Arnold <arnoldwp0121@gmail.com>

Sent: Thursday, October 24, 2024 9:54 AM

To: Mark Wujtewicz <mwujtewicz@waterfordct.org>

Cc: Amy Arnold <amyleigharnold77@gmail.com>; wrsweeney@tcors.com

Subject: Robert Village Project

CAUTION: This email originated from outside of the organization.
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Good Morning Mark,

My wife and I are the owners, at the end of the easement, and primary residence at 23 Old Norwich Rd. To our understanding, the Roberts Village Project will be starting up soon and there is a lot of talk about access going to this property. My wife and I would like to go on record saying, "WE DO NOT AGREE" with our driveway and easement being access to this property. Per the terms of our easement agreement, all owners at 23 Old Norwich Rd. Lot 1, 2, and 3, have to agree with any and all changes to the driveway and easement. According to the blueprints of our property, the easement is identified as 8689 sq. ft. of easement. This goes from our property on top of the hill, down to Old Norwich Rd. The width of this easement starts at the rock wall that is aligned with the driveway, and goes exactly 20 ft. directly across the driveway, into Lot #3.

Furthermore, forcing our driveway to become access to this development would be unsafe for us and the future tenants at Roberts Village. Our driveway is not big enough to support cars passing or additional traffic and the site line from our driveway, entering Old Norwich Rd. is a high risk area for car accidents. The additional traffic created on our driveway due

to the development of Roberts Village would only increase the risk of danger at the access point of our driveway.

Again, we do not agree with any changes or modifications with this easement.

We would like our objection to go on the record of the public hearing for the Roberts Village project.

Thank you for your time,
Wayne & Amy Arnold

N/F
LAWRENCE E. SWADLEY &
SANDRA L. SWADLEY
VOL. 1491 PG. 52
(MAP 76 - LOT 5679)

N.-702,617.49
B.-1,175,924.70

N 29°15'44" E
32.41

N 29°15'4
54

N 15°41'37" E
51.66'

SWITCH
PAVED WAY

NEW LOT #1
40,129 +/- SF
(0.92 +/- Ac)

N/F
CONNECTICUT COLLEGE
VOL. 65 PG. 523
(MAP 76 - LOT 5675)

35°
31°17'24"W
8.85'

OTHER LAND OF
1721, LLC

N/F
LAWRENCE E. SWADLEY &
SANDRA L. SWADLEY
VOL. 1491 PG. 52
(MAP 76 - LOT 5679)

PROPOSED SANITARY SEWER
EASEMENT FOR SERVICE
ENCROACHMENT TO HOUSE #25
OVER LOT #3 (AREA - 292 S.F.)

EXISTING
HOUSE
#25

SMPT
#2578
IPIN
REC.

PROPOSED SHARED
DRIVEWAY EASEMENT
(AREA - 8,689 S.F.)

REMAINS OF
OLD SHED

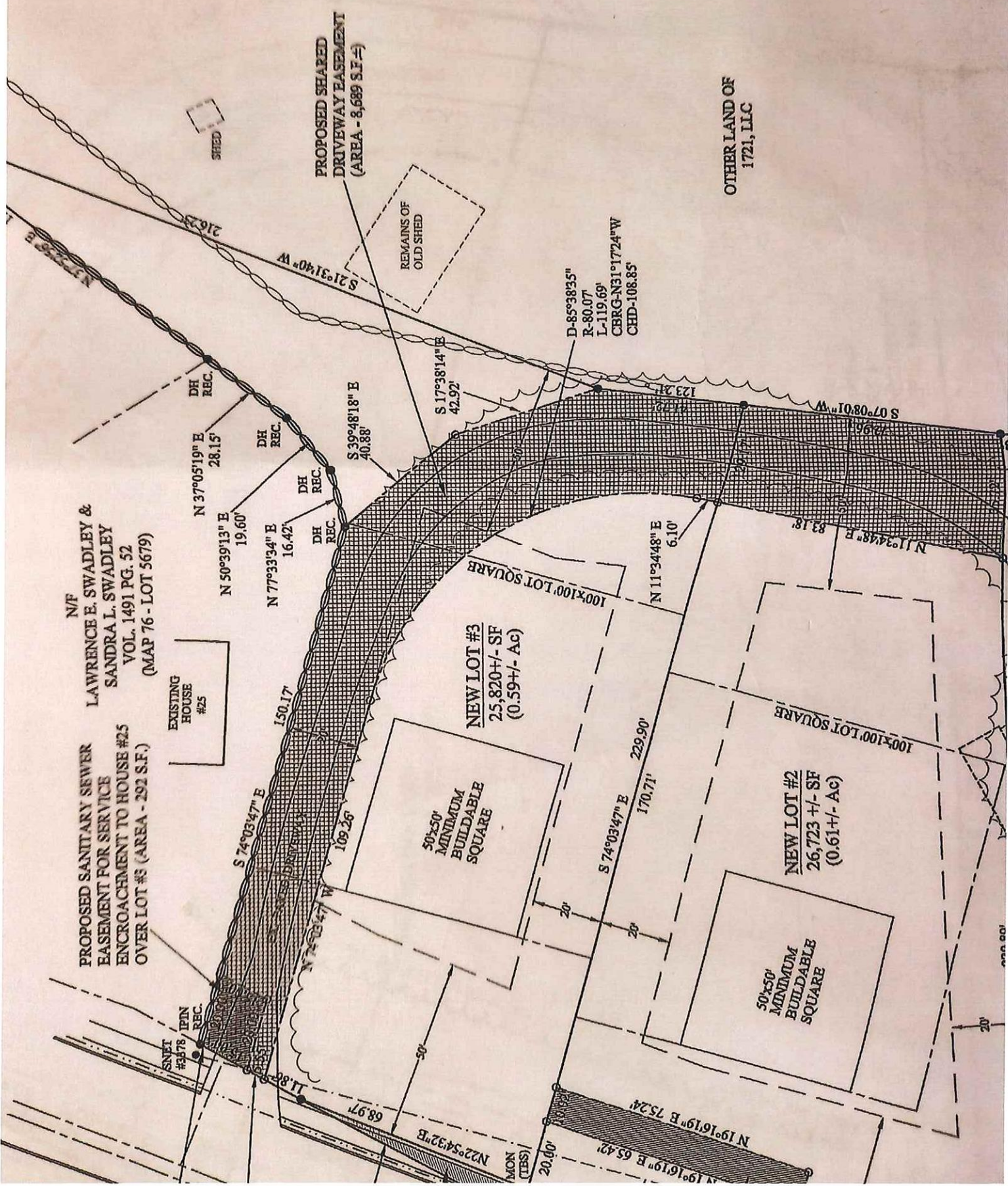
OTHER LAND OF
1721, LLC

NEW LOT #3
25,820 +/- SF
(0.59 +/- Ac)

50'x50'
MINIMUM
BUILDABLE
SQUARE

NEW LOT #2
26,723 +/- SF
(0.61 +/- Ac)

50'x50'
MINIMUM
BUILDABLE
SQUARE



PROJECT NO. 19-087

DRAWN BY: R.A.D.

DATE: 8/2/19

SCALE: 1"=30'

SHEET 1 OF

REVISIONS



GRAPHIC SCALE IN FEET

#2
WA

ADVANCE

25 Apple Lane
Phone & Fax (86

RECT
ATURE

9

SUBDIVISION PLAN
PREPARED FOR

1721, LLC

#23 OLD NORWICH ROAD
WATERFORD, CONNECTICUT

BOUNDARY

ADVANCED SURVEYS, LLC.

25 Apple Lane, Colchester CT. 06415
Phone & Fax (860) 267-5979

