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November 29, 2022

*SENT VIA EMAIL*

Planning & Zoning Commission  
c/o Mark Massoud, Administrator for Land Use  
and Building Services / ZEO  
Watertown Town Hall  
61 Echo Lake Road  
Watertown, Connecticut 06795

Re: Application requesting approval of four-lot residential subdivision on real property comprising approximately 6.15 acres located at the southeast corner of Lake Winnemaug Road and Sperry Road in Watertown, Connecticut.

Applicant/Owner: Steiner, Inc. ("Applicant").

Dear Members of the Commission and Administrator Massoud,

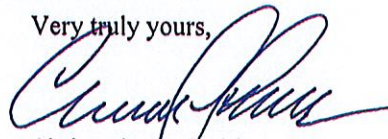
As you're aware, the undersigned Firm represents Steiner, Inc., which is the owner/applicant concerning the above-referenced application for subdivision approval.

On October 5, 2022, the Commission commenced a public hearing to entertain the subdivision application. The hearing was continued until November 2, 2022. The Inland Wetlands Agency ("IWA") commenced a hearing on a related wetlands permit application on November 17, 2022. The hearing was continued to December 8, 2022. To accommodate the IWA's continued hearing, Steiner, Inc. respectfully requests that the Commission's hearing be continued from December 7, 2022, to January 4, 2023.

Please be advised that Steiner, Inc. hereby consents to an extension of time within which to close the public hearing until January 4, 2023, as provided by Sections 8-26(c) and 8-7d of the Connecticut General Statutes.

Thank you for your anticipated cooperation concerning this matter.

Very truly yours,



Christopher J. Smith

cc: Steiner, Inc.

8-C

**Carol Allen**

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**From:** Kevin Sisco <[ksisco@bohlereng.com](mailto:ksisco@bohlereng.com)>  
**Sent:** Wednesday, December 14, 2022 4:14 PM  
**To:** Mark Massoud  
**Cc:** Jeff Bord; Carol Allen  
**Subject:** 544 Straits Turnpike - Site Plan Review Application Follow Up

Hi Mark,

Following up on discussions from the hearing last week, we've received some answers from Ion Bank revolving around the EV Charging Station. See below for comments:

- The EV Charging station is available for use by anybody
- The Level 2 Charging Stations will charge up to 25 miles per hour depending on the vehicle. Different vehicles have different specs and limitations as to how much power they can pull
  - Technically the "charger" is in the vehicle, the charging station is more of power conditioner that allows the vehicle to pull power from it at the rate that each vehicle is built to pull
- As far as the hours of operation, the rebate is based on this being publicly accessible 24/7. That being said, it is not unreasonable to put some minor restrictions on if you choose. The software will allow you to set rates and times of use.
- Regarding the increase in asphalt, the proposed increase is ~86 SF to allow for an ADA Accessible charging station.

Please let me know if there's any additional information you'd like us to provide. We are willing to attend the next hearing on January 4<sup>th</sup> to provide further insight on the station if needed.

Thank you!

**Kevin Sisco, EIT**  
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**BOHLER //**

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**Town of Watertown**

**Connecticut**

**06795**

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Heminway School Town Hall  
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Watertown, CT 06795  
(860) 945-5240  
Fax (860) 945-2707  
www.watertownct.org

9-17

To: Mark Massoud, Administrator for Land Use/ZEO

From: Paul Bunevich, Town Engineer

Date: December 13, 2022

Subject: Waters of Winnemaug – Caruso Drive – Watertown

After a site inspection of the work performed on the above referenced subdivision since the previous bond release in August of 2017, I recommend a reduction in the subdivision bond in the amount summarized below:

- 1) Bituminous Concrete Wearing Course: 890 Ton @ \$70.00/Ton = \$62,300.00
- 2) Bituminous Concrete Lip Curbing: 3,000 L.F. @ \$4.00/L.F. = \$12,000.00
- 3) Timber Guide Rail\*: 460 L.F. @ \$33.50/L.F. = \$15,410.00
  - (Stone Wall installed and Shoulder Grading performed in lieu of Guide Rail).

Existing Bond Amount Outstanding: \$186,011.65

Less Total Recommended Release: \$89,710.00

Bond Amount Remaining After Release: \$96,301.65

Cc: R. LaFlamme  
G. Lukowski  
C. Allen ✓