

FULLY APPROVED 55+ HOUSING

BRIARWOOD FALLS LLC

61 Deerwood Dr, Killingly



\$699,000

- ⇒ 51 Units to be built & sold
- ⇒ 92 Units already sold 2006-2018
- ⇒ Close to Killingly Center
- ⇒ Existing 4,000 SF Clubhouse
- ⇒ 1250 SF, 1450 SF, and 1600 SF designs
- ⇒ Road & Utilities \$1,795,000
- ⇒ \$48,901/lot
- ⇒ Last 2 units sold in 2021 for \$370,000 and \$385,000

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com





TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239
Tel: 860-779-5311 Fax: 860-779-5381

For Recording Purposes Only

Party 1 – Briarwood Falls, LLC (Derek Santini)

Party 2 – Town of Killingly / PZC

Doc Type – Decision

Add'l Info – Deerwood Drive & Cook Hill Road
GIS MAP 138, LOT 12 (~91 ACRES)

November 22, 2021

CERTIFIED MAIL RETURN RECEIPT REQUESTED
#7018 0040 0000 4772 9847

Normand Thibeault, Jr., P.E.
Killingly Engineering Associates
Civil Engineering & Surveying
PO Box 421
Killingly, CT 06241

Dear Mr. Thibeault,

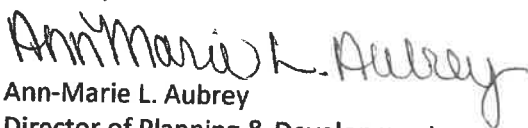
At its regularly scheduled meeting held on Monday, November 15, 2021, the Killingly Planning & Zoning Commission approved to the extend for an additional five (5) year term the site plan submitted and approved with special permit application #16-1145 of Briarwood Falls, LLC (Derek Santini); for said planned residential development at Deerwood Drive & Cook Hill Road, GIS MAP 138, Lot 12 (~91 acres). Therefore, the current site plan will expire on November 15, 2026.

Legal Notice: The decision legal notice was published in the Norwich Bulletin on Friday, November 19, 2021. Following state statutes, a 15-day appeal period commenced on that date. The appeal period will end at the end of the business day on Monday, December 6, 2021; no further permitting may be processed or approved until after that date.

Recording Sheet: The approval does not become official until a signed copy of this approval letter is filed with the Town Clerk's office after the completion of the appeal period; **on or after TUESDAY, DECEMBER 7, 2021**. The cost to file this recording sheet is \$60.00 (based upon one sheet). Once you provide a check made out to the Town of Killingly, staff from this office will file the approval letter for you.

If you have any questions on this matter, please feel free to contact me at 860-779-5311 during normal business hours – Monday, Wednesday, and Thursday 8:00 am to 5:00 pm; Tuesday 8:00 am to 6:00 pm and Friday 8:00 am to 12:00 noon. Voice mail is available after normal business hours.

Sincerely,


Ann-Marie L. Aubrey
Director of Planning & Development

cc: Jonathan Blake, Planner I (email)
Tracy Bragg, Building Inspector (email)
Diane Guertin, Adm. Secretary (email)
David Capacchione, Town Engineer (email)

Allison Brady, Asst. Planner (email)
Randy Burchard, Fire Marshall (email)
Tammy LaPlante, Adm. Secretary (email)
Jill St. Clair, Economic Development Dir. (email)



TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

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Tel: 860-779-5311 Fax: 860-779-5381

For Recording Purposes Only

Party 1: Brairwood Falls LLC

Party 2: Town of Killingly / IWWC

Type Doc: Decision

Add'l Description: 61 Deerwood Drive, Map ID 005760, Alt ID 138-12

Decision Letter

November 17, 2021

Briarwood Falls, LLC

12 Bay Street, Suite 102

Wilmington, MA 01887

Receipt # 99312 Instr # 2021-03789



VOL 1393 PG 548

11/17/2021 02:26:39 PM

2 Pages

DECISION

TOWN OF KILLINGLY

Elizabeth M. Wilson, Town Clerk

**RE: APPROVAL – IWWC APPLICATION #21-1533
61 DEERWOOD DRIVE, KILLINGLY, CT 06239
MAP ID 005760, ALT ID 138-12 – LOW DENSITY ZONE**

On October 18, 2021, the Killingly Inland Wetlands and Watercourses Commission approved application 21-1533 of Briarwood Falls LLC for filling of approximately 1750 sq ft of previously disturbed wetlands to install cross culverts for a roadway project. Project Originally approved in 2005 and partially constructed; 61 Deerwood Drive; Map ID 005760, Alt ID 138-12; Low Density Zone with conditions.

NOTE: This letter constitutes a report to the Town of Killingly Planning and Zoning Commission under Connecticut General Statutes 8-3(g); 8-3c (b), and 8-26(e).

Conditions of this approval are as follows:

- Total amount of disturbance is strictly limited to 1750 sq. ft.
- Final design is to be submitted to the Town Engineer for review prior to.
- Applicant is to return to Inland Wetlands and Watercourse Commission for final approval prior to any activity associated to this application.

As for all approvals, the standard requirements of wetlands approvals apply to this application:

1. The site must be developed according to the approved plans.
2. The erosion and sediment controls; i.e.: silt fences and/or hay bales, need to be installed according to the approved plan and then the applicant must contact the Wetlands Agent for an inspection, the E&S must be found to be satisfactory before any zoning permit is issued or any work is to begin.
3. The erosion and sediment controls must be maintained throughout construction and remain in place until all disturbed slopes have been stabilized, seeded and the vegetation has either been mowed twice or grown to at least 6 inches in height.
4. All disturbed slopes must be stabilized within one season (spring or fall) of the completion of the project before a Certificate of Compliance (COC) will be issued.
5. A "Conservation Mix" is recommended, for the seeding of all disturbed areas that are not to be established as formal lawn areas.
 - a. This seed mix can be found in home and garden centers, it will have "Conservation Mix" on the label.

- b. It does not contain seed that would introduce invasive plants that spread into the natural vegetation beyond the limits of disturbance.
- 6. Any change from the plan approved by the commission within 200' of the wetlands or watercourses must be resubmitted to the Killingly Inland Wetlands and Watercourses Commission for its approval.
- 7. Onsite wetlands/watercourses must be permanently marked. The wetlands/watercourse disks are available from the Killingly Planning and Development Office. Please follow the requirements below for posting the disks.
 - a. Disks must be posted with:
 - i. One disk must be posed at each boundary corner, facing outward from the wetlands;
 - ii. And every 75 feet in between, along the boundary of the delineated wetlands, facing outward from the wetlands. If there are no suitable trees at approximately 75' you may use a permanent post that has not been treated with arsenic.
 - iii. Using aluminum nails only, at a 4' height on each tree or post
 - b. You need to leave about ¼ inch space between the disk and the tree to allow the tree to grow.

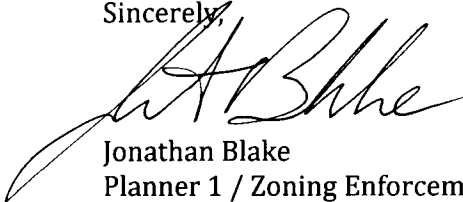
The decision legal notice was posted in the Norwich Bulletin on Friday, October 22, 2021; the 15-day appeal period commences on that date. **This approval does not become official until an original signed copy of this letter is filed with the Town Clerk.** The decision letter must be filed at the completion of the 15-day appeal period (**Saturday, November 6, 2021**). If you wish, upon receipt of a \$65.00 check (made payable to the Town of Killingly), this office will file the decision letter for you.

This approval will be valid for a five-year period, ending on Thursday, October 22, 2026. Extension of this permit will be allowed by the IWWC in accordance with state statutes.

Issuance of the IWWC permit does not abrogate the responsibility of the applicant to obtain permits that may be necessary from other agencies at the local, state, or federal level prior to commencing your project.

If you have any questions regarding this matter, please contact me at 860-779-5311, Monday, Wednesday & Thursday 8:00 AM to 5:00 PM; Tuesday 8:00 AM to 6:00 PM and Friday, 8:00 AM to Noon. Voice mail is available after normal business hours.

Sincerely,



Jonathan Blake
Planner 1 / Zoning Enforcement Officer

cc: Ann-Marie Aubrey, Director of Planning and Development (via email)
Normand Thibeault, Jr, Killingly Engineering Associates (via email)
File



TOWN OF KILLINGLY

RECORDING SHEET

The Killingly Planning and Zoning Commission, in accordance with the provisions of Public Act Number 75-317, State of Connecticut, took the following action on **December 19, 2016:**

Approved Special Permit Application **#16-1145** of **Briarwood Falls, LLC (Derek Santini)**

Said action is hereby submitted to the Office of the Killingly Town Clerk for recording within the Killingly Land Records (and indexing within the grantor's index).

1. Description of premises:

61 Deerwood Drive; GIS Map Number 138, Lot 12; ~91.5 acres, Low Density Zone

2. Nature of application:

Revised layout and phasing for a 142-unit active adult community

3. Condition(s) of Approval:

- **Bonding to be approved by Town of Killingly Staff/Town Engineer as they receive each individual phase**
- **Bonding amount for each phase to be submitted to the Town for approval and to be in place prior to the issuance of any building permits and prior to the filing of mylars for those phases. For subsequent phases to be constructed, once phase one is completed, that bond is released and a new bond is in place (and remains in place) until the next phase is completed**
- **Sidewalks to be completed according to the agreement made with the applicant: 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Two (which includes all sidewalks for Phase Two); 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Three (which includes all the sidewalks for Phase Three); and the final 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Four (which includes all the sidewalks for Phase Four)**
- **An engineered plan for the area specifically related to Skylark Lane shall be submitted prior to any new building permits being issued for the construction of any houses on Skylark Lane and that engineered plans for any additional lots be submitted to the Town Engineer prior to any construction thereof**
- **This permit is for the continuation that the development is restricted to age 55 and over.**

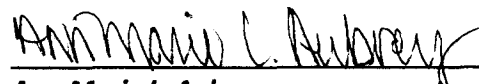
4. Zoning by-law, ordinances or regulation which is varied, altered, or to which special permit is granted:

- **Section 570 (Planned Residential Development, Killingly Zoning Regulations)**

5. Name of Owner of Record:

Briarwood Falls, LLC.
c/o Derek Santini
316 Lowell Street
Wilmington, MA 01887

This information is certified by:



Ann-Marie L. Aubrey,
Director of Planning & Development

JAN. 13, 2017
Date