

Planning Commission Regular Meeting Minutes

Tuesday September 6th, 2016

Present: Brian Schuch, Chairman
Joan Bengtson
Peter Lynch
Rita Palazzo, Secretary
Kirk Scott
Sami Yousuf, Alternate *(Sat as Regular Member)

FILED

Also Present: Kevin A. Seery, Substitute Ex-Officio
Gary Goeschel, Planning Director

Sept 8 20 14 AT 3:55 AM/PM
Karin Gulbo, at
EAST LYME TOWN CLERK

Absent: Brenda Henderson
Holly Cheeseman, Ex-Officio
Michael Hess, Alternate

Mr. Schuch called this Regular Meeting of the Planning Commission to order at 7:03p.m.

I. Pledge

Mr. Schuch led the Pledge.

II. Additions to the Agenda

There were none.

III. Public Delegations

Public Delegations is the time when members of the public are invited to speak to the Commission about certain matters. Issues or concerns related to approve subdivisions under construction (Item VI) and in-house proposals or general topics of discussion (Item VII) are open to comment. Items, referrals, or applications subject to a decision by the Commission, a public hearing, or in litigation may not be discussed. The members of the Commission will not directly answer questions or make comment during delegations.

There were none.

IV. Reports

A. Communications

There were no communications.

A. Liaison to Zoning

Ms. Palazzo attended the last scheduled Zoning meeting. She noted around sixty people showed up to discuss the pros and cons of bee keeping. The Commission decided to postpone the topic until December and all the members of the Public left the meeting.

B. Substitute Ex-Officio Kevin A. Seery

Mr. Seery detailed the last Board of Selectmen Meeting; highlights include the purchase of the Flanders Fire truck, upgrading the Streetlights to LED and the new location of the Band Shell at McCooks Park. He also discussed the three recent accidents on I-95, the Saunders Point Sewer Study, and the Save the River-Save the Hills gala.

Mr. Seery noted that the concert at Pro-Tek on Friday was the last concert they will perform; insurance has become too expensive for them to continue. Mr. Nickerson presented the group who raised \$16,000 this year alone for School Music programs, with a Proclamation for their efforts.

The Commission discussed the blight ordinance and the 15 properties currently being complained about. Mr. Schuch suggested mapping the properties on the list. Mr. Lynch asked about the old Shack Restaurant building and Mr. Goeschel said he would inquire about it.

C. Town Planner Gary Goeschel

Mr. Goeschel said he attended the NOAA Coastal Inundation Workshop at Avery Point. He also attended the third JLUS meeting on August 30th; roughly thirty residents and guardsmen attended. Mr. Goeschel will also be attending a Living Shoreline Workshop and a Municipal Planner Workshop.

D. Sub-Committees

a. Sustainable Development and Climate Adaptation

They have not met, but Mr. Goeschel is in the process of scheduling a workshop with Adam Welchel of the Nature Conservancy.

b. Walkability

The Walkability Subcommittee met this evening at 6:00p.m. Land Use Intern Kevin has been updating the Sidewalk Plan, which is basically a wish list. A public forum may be done in the future to contribute to the Plan. The Commission discussed possible funding for sidewalks.

E. Chairman Brian Schuch

Mr. Schuch had nothing to report.

V. Approval of Minutes

A. August 2nd , 2016 Regular Meeting Minutes

- ****Motion (1)**

Ms. Bengtson moved to approve the Regular Meeting Minutes of the August 2nd , 2016 meeting.

Mr. Lynch seconded the motion.

Vote: 6-0-0. Motion passed.

VI. Subdivision & Re-Subdivisions

A. Subdivision Overview

Not much has changed since 2015. Mr. Goeschel presented the Commission with a spreadsheet detailing the subdivisions since 2006. He reviewed the Cluster Development process and how we've tried to make the regulations more user friendly. Our regulations have been applied to smaller lots, but it has not been easy. It is not likely that we will see large subdivisions like we did in the past.

VII. Zoning Referrals (CGS 8-3a)

Proposed changes in zoning regulations or boundaries shall be referred to the Planning Commission for a report that shall contain the findings of the planning commission on consistency of a proposed regulation or boundary changes with the Plan of Development and any other recommendations the Planning Commission deems relevant. Failure of the Planning Commission to report prior to or at the hearing shall be taken as approval of such proposals. The report of the Planning Commission regarding such proposal shall include the reasons for the commission's vote and shall be incorporated into the records of any public hearing held thereon by the Zoning Commission. A proposal disapproved by the Planning Commission may be adopted by the Zoning Commission by a vote of not less than two-thirds of all the members of Zoning Commission.

There were no zoning referrals.

VIII. Municipal Referrals (CGS 8-24)

Dave Putnam, Director of Parks and Recreation came forward to detail this project. He explained that Niantic Rotary, the Lions Club and the East Lyme Public Trust have all raised \$20,000 each to construct the amphitheater and the Town will contribute \$15,000. The project has been a part of the Capital Improvement Plan for the last few years and the location and design have been approved by the Parks and Recreation Committee.

- A. Town of East Lyme;** Installation of 101 (+/-) FT wide main float with associated restraint piles, and water/ electric utilities accessed from an existing float and ramp, and the installation of a new ADA kayak/ canoe launch float, all waterward of the Mean High Water and CT Coastal Jurisdiction Lines(CJL.)

Mr. Goeschel explained that currently there is no funding for this project. Mr. Nielson had indicated that he would be here tonight, which is why this item is on the agenda. Mr. Goeschel will consult with Mr. Neilson since he is not in attendance as expected. He explained that this is merely a referral and no action is needed; by reviewing the referral the course of action for the project can be planned out and set to go for when funding becomes available in the future.

B. Old Business

A. Plan of Conservation and Development (POCD): 2019 Update

The Commission has nothing to discuss this evening regarding this topic but will keep this item on the Agenda going forward.

IX. New Business

A. Commission Member Vacancies- Alternate

Mr. Goeschel said we finally received Anthony Arias resignation and have thirty days to fill that vacancy. He has a letter of interest and resume from Don Phimister of 173 Chesterfield Road. Don is not here this evening but he did attend the previous two Planning meetings.

The Commission reviewed Mr. Phimister's letter and resume.

• ****Motion (2)**

Mr. Scott moved to appoint Donald Phimister as Planning Commission Alternate.

Ms. Palazzo seconded the motion.

Vote: 4-1-1. Motion passed.

Abstain: Ms. Bengtson

Nay: Mr. Lynch

B. Re-Subdivison 24 Darrow's Ridge Road, East Lyme; Jason Pazzaglia, Applicant; Pazz and Construction LLC, Owner: Application and Waiver Request from Section 23.5 B of the East Lyme Subdivision Regulations for a 1-Lot Re-subdivision of 5.29 acres of land within the R-40 Zoning District located at 24 Darrows Ridge Road East Lyme, Connecticut.

The Public Hearing for this item will take place on October 4th, 2016. Ms. Palazzo noted she would recuse herself from any decision making regarding this matter, since she works for Mr. Pazzaglia.

ADJOURNMENT

• ****Motion (3)**

Ms. Bengtson moved to adjourn the Planning Commission Meeting at 8:00p.m.

Ms. Palazzo seconded the motion.

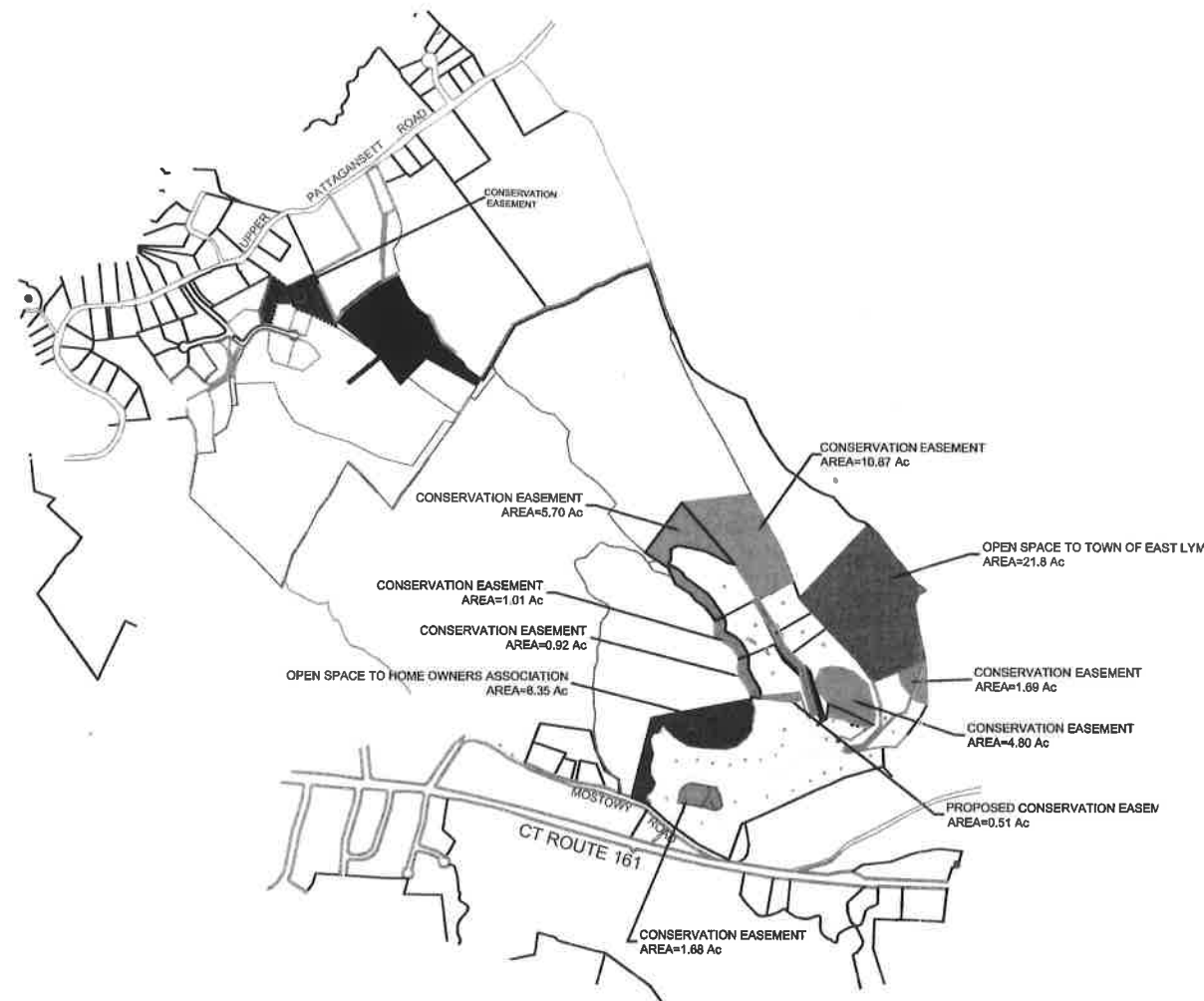
Vote: 6-0-0. Motion passed.

Respectfully Submitted,



**Brooke D. Stevens,
Recording Secretary**

MASTER OPEN SPACE PLAN DARROW'S RIDGE SUBDIVISION MOSTOWY ROAD, DARROWS RIDGE ROAD EAST LYME, CONNECTICUT



DARROWS RIDGE SUBDIVISION TOTAL LAND AREA=122.77 Ac.
 OPEN SPACE REQUIRED AS PER OLD CLUSTER REGULATIONS 30% = 36.83 Ac.
 OPEN SPACE/CONSERVATION AREA PROVIDED PHASE 1-5 = 58.84 Ac.
 ADDITIONAL CONSERVATION AREA PROPOSED=0.51 Ac.
 EXTRA OPEN SPACE PROVIDED = 57.33-36.83 = 20.5 Ac. OR 18.7%
 MAX LOT INCREASE ALLOWED IS 50% OF 18.7% IS 9.35% INCREASE
 TOTAL LOTS IN SUBDIVISION 30 x 9.35% = 2.5 ADDITIONAL LOTS ALLOWED
 PROPOSED 1 ADDITIONAL LOT.

SITE LOCATION MAP
SCALE 1"=800'

DRAWN BY:		DATE:	
2	8/18/16	LOT INCREASE CALCULATION ADDED	RDP
1	7/20/16	UPDATED OPEN SPACE	RDP
NO.	DATE	DESCRIPTION	BY
REVISIONS			

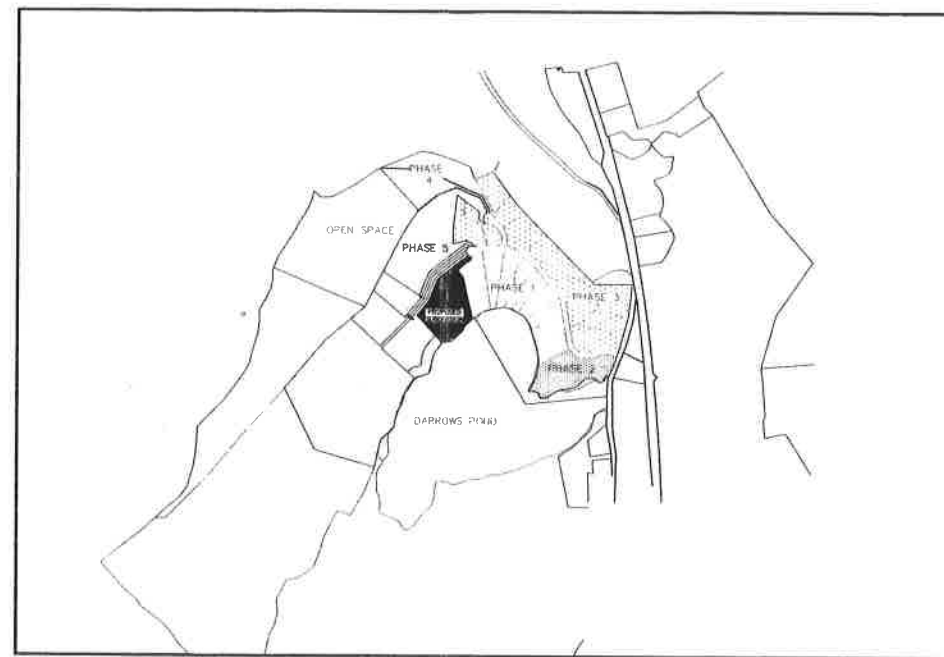
J. ROBERT PFANNER & ASSOCIATES, P.C.
 CIVIL ENGINEERS & LAND SURVEYORS



57 GRAND STREET NIAN TIC, CONNECTICUT 06357
 TEL. 860-739-6216 FAX 860-739-0893

DARROWS POINT CONSERVATION DESIGN DEVELOPMENT

24 DARROWS RIDGE ROAD
EAST LYME, CONNECTICUT



SITE LOCATION MAP
SCALE : 1" = 800'

SHEET INDEX

SHEET NO.	DESCRIPTION
1.	INDEX SHEET
2.	BOUNDARY SURVEY - LOT LAYOUT
3.	GRADING - EROSION & SEDIMENTATION CONTROL PLAN
4.	NATURAL AND CULTURAL RESOURCES PLAN
5.	SEPTIC DESIGN NOTES
6.	DETAIL & TEST DATA

LEGEND

○ I _{REC}	IRON PIPE RECOVERED
○ I _{MS}	IRON PIN RECOVERED
□ M _{REC}	MERESTONE RECOVERED
□ CH _{REC}	CONNECTICUT HIGHWAY MONUMENT RECOVERED
⊙ H _{REC}	DRILL HOLE RECOVERED
●	IRON PIN TO BE SET
⊙	DRILL HOLE TO BE SET
□	MONUMENT TO BE SET
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	BUILDING LINE
---	WATER LINE
---	UNDERGROUND UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
---	UTILITY POLE
---	STONE WALL
---	WIRE FENCE
---	TREE LINE / LIMITS OF CLEARING
△	WETLANDS FLAG NO.
F.F.	FINISH FIRST FLOOR
F.B.F.	FINISH BASEMENT FLOOR
F.G.F.	FINISH GARAGE FLOOR ⊙ OVERHEAD DOOR
⊙	WELL
⊙	PECULATION TEST
⊙	TEST HOLE
---	SILT FENCE

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN ORIGINAL SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. IT IS INTENDED FOR SUBDIVISION APPROVAL.
- ELEVATION BASED ON NGVD 29 DATUM. TOPOGRAPHY FROM FIELD MEASUREMENTS AND AERIAL SURVEY CONFORMING TO CLASS T-3 TOPOGRAPHIC SURVEY ACCURACY
- TOTAL AREA OF THIS SUBDIVISION INCLUDING OPEN SPACE IS = 122.76 Ac.
- OWNER OF RECORD : PAZZ & CONSTRUCTION LLC
P.O. BOX 817
EAST LYME, CT. 06333
- APPLICANT : PAZZ & CONSTRUCTION LLC
P.O. BOX 817
EAST LYME, CT
- STONEWALLS AND WIRE FENCES MAY HAVE MINOR IRREGULARITIES BETWEEN PRINCIPAL COURSES SHOWN.
- WETLANDS MARKS AS DEPICTED HEREON ARE MARKED BY DON FORTUNATO CERTIFIED SOIL SCIENTIST.
- AREA OF OPEN SPACE DEDICATE FOR ALL PHASES OF THIS SUBDIVISION = 49.46 Ac., 21.8 ACRES ALONG AUNT RUTH'S TURNPIKE TO BE DEDICATED TO THE TOWN OF EAST LYME AND 8.35 Ac. OPEN SPACE TO BE DEEDED TO THE PROPERTY OWNERS OF THE SUBDIVISION IN PHASE 1. IN PHASE 3 & 4 4.43 ACRES ARE TO BE DEEDED AS CONSERVATION EASEMENTS. IN PHASE 5 14.88 ACRES OPEN SPACE SHALL BE DEDICATED.
- THE USE OF PASSIVE SOLAR ENERGY TECHNIQUES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE SITE HAS BEEN DESIGNED TO TAKE ADVANTAGE OF THE NATURAL SLOPES TO ALLOW HOMES IN A SUBSTANTIAL PORTION OF THE SUBDIVISION TO HAVE DIRECT ACCESS TO PREVAILING BREEZES DURING SUMMER MONTHS. IN ADDITION, THE PUBLIC ROAD HAS BEEN DESIGNED TO FOLLOW THE CONTOURS OF THE LAND AND THEREFORE NOT DISRUPT THE NATURAL WIND PATTERNS. FINALLY, TO THE EXTENT POSSIBLE ALL NATURAL VEGETATION HAS BEEN MAINTAINED.
- JASON PAZZAGLIA THE INDIVIDUAL RESPONSIBLE FOR INSTALLATION, MONITORING AND CORRECTION OF ALL E&S MEASURES.
- DARROWS RIDGE SUBDIVISION TOTAL LAND AREA=122.77 Ac.
OPEN SPACE REQUIRED AS PER OLD CLUSTER REGULATIONS 30% = 36.83 Ac.
OPEN SPACE/CONSERVATION AREA PROVIDED PHASE 1-5 = 56.84 Ac.
ADDITIONAL CONSERVATION AREA PROPOSED=0.51 Ac.
EXTRA OPEN SPACE PROVIDED = 57.33-36.83 = 20.5 Ac. OR 16.7%

MAX LOT INCREASE ALLOWED IS 50% OF 16.7% IS 8.35% INCREASE
TOTAL LOTS IN SUBDIVISION 30 x 8.35%=2.5 ADDITIONAL LOTS ALLOWED
PROPOSED 1 ADDITIONAL LOT.

APPROVED BY THE EAST LYME PLANNING COMMISSION

Chairman / Secretary _____
Approval Date _____
Filing Deadline _____
Expiration Date _____

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DRAWN BY: RDP		DATE: AUGUST 23, 2016	
NO.	DATE	DESCRIPTION	REVISIONS

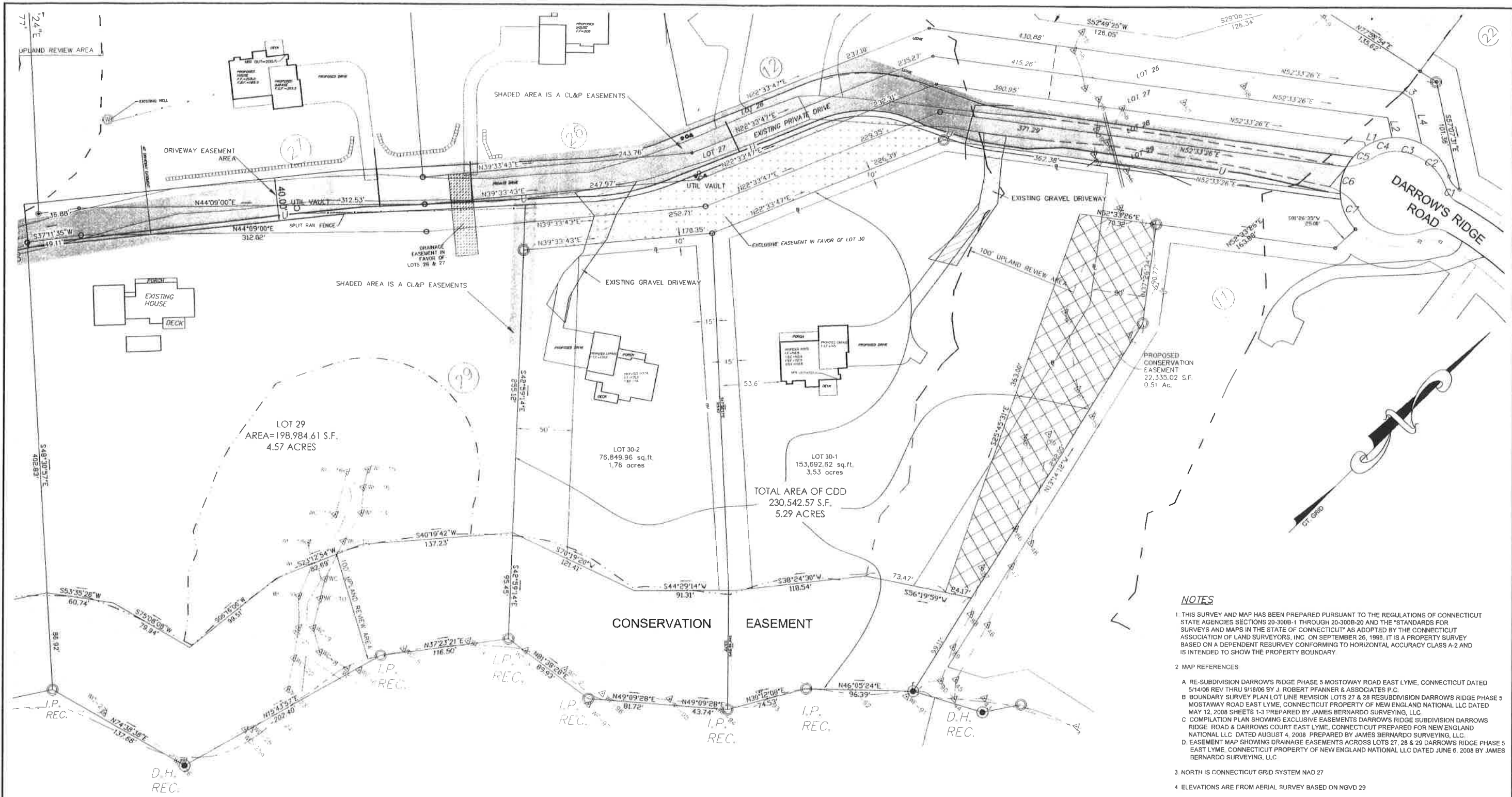
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SHEET NUMBER

SD1

15010-5.DWG



- NOTES**
- 1 THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1980. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY.
 - 2 MAP REFERENCES
 - A RE-SUBDIVISION DARROWS RIDGE PHASE 5 MOSTOWAY ROAD EAST LYME, CONNECTICUT DATED 5/14/06 REV THRU 9/18/06 BY J. ROBERT PFANNER & ASSOCIATES P.C.
 - B BOUNDARY SURVEY PLAN LOT LINE REVISION LOTS 27 & 28 RESUBDIVISION DARROWS RIDGE PHASE 5 MOSTOWAY ROAD EAST LYME, CONNECTICUT PROPERTY OF NEW ENGLAND NATIONAL LLC DATED MAY 12, 2008 SHEETS 1-3 PREPARED BY JAMES BERNARDO SURVEYING, LLC
 - C COMPILATION PLAN SHOWING EXCLUSIVE EASEMENTS DARROWS RIDGE SUBDIVISION DARROWS RIDGE ROAD & DARROWS COURT EAST LYME, CONNECTICUT PREPARED FOR NEW ENGLAND NATIONAL LLC DATED AUGUST 4, 2008 PREPARED BY JAMES BERNARDO SURVEYING, LLC
 - D EASEMENT MAP SHOWING DRAINAGE EASEMENTS ACROSS LOTS 27, 28 & 29 DARROWS RIDGE PHASE 5 EAST LYME, CONNECTICUT PROPERTY OF NEW ENGLAND NATIONAL LLC DATED JUNE 6, 2008 BY JAMES BERNARDO SURVEYING, LLC
 - 3 NORTH IS CONNECTICUT GRID SYSTEM NAD 27
 - 4 ELEVATIONS ARE FROM AERIAL SURVEY BASED ON NGVD 29

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	15.94	20.00	45°42'16"
C2	40.45	50.00	46°21'17"
C3	27.67	50.00	31°42'34"
C4	25.44	50.00	29°09'20"
C5	25.90	50.00	29°40'31"
C6	25.36	50.00	29°13'46"
C7	36.19	50.00	41°22'58"
C8	46.25	50.00	52°59'41"

LINE TABLE

NO.	BEARING	LENGTH
L1	S 77°07'51" W	4.03'
L2	S 77°07'51" E	45.80'
L3	S 77°52'54" W	11.53'
L4	N 57°07'51" W	4.214'
L5	S 01°26'35" W	25.90'
L6	S 40°09'23" W	20.90'
L7	S 06°06'01" W	27.71'

ZONING COMPLIANCE CHART

ZONE = R140 (CONSERVATION DESIGN DEVELOPMENT)

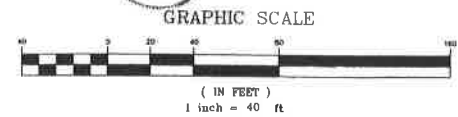
	REQUIRED	PROVIDED LOT 30-1	PROVIDED LOT 30-2
MINIMUM LOT SIZE	NO MINIMUM	153,692.62 sq.ft.	76,849.96 sq.ft.
MINIMUM FRONTAGE	NON REQUIRED	36.19 FT.	0 FT.
MINIMUM FRONT YARD	10 FT.	114.2 FT.	79.3 FT.
MINIMUM SIDE YARD	15 FT.*	53.6 FT.*	59.8 FT.*
MINIMUM REAR YARD	30 FT.*	263.7 FT.*	228.8 FT.*
MAXIMUM BUILDING COVERAGE	25 %	2%	3.7 %
MAXIMUM BUILDING HEIGHT	30 FT.	<30 FT.	<30 FT.

* SIDE OR REAR YARD SHALL BE 50' WHEN ALONG PERIMETER OF A CCD DEVELOPMENT

THIS MAP AND SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1)



J. ROBERT PFANNER, P.E. No. 9442



DATE: 8/27/16 DRAWN BY: [Signature]

NO.	DATE	DESCRIPTION	BY

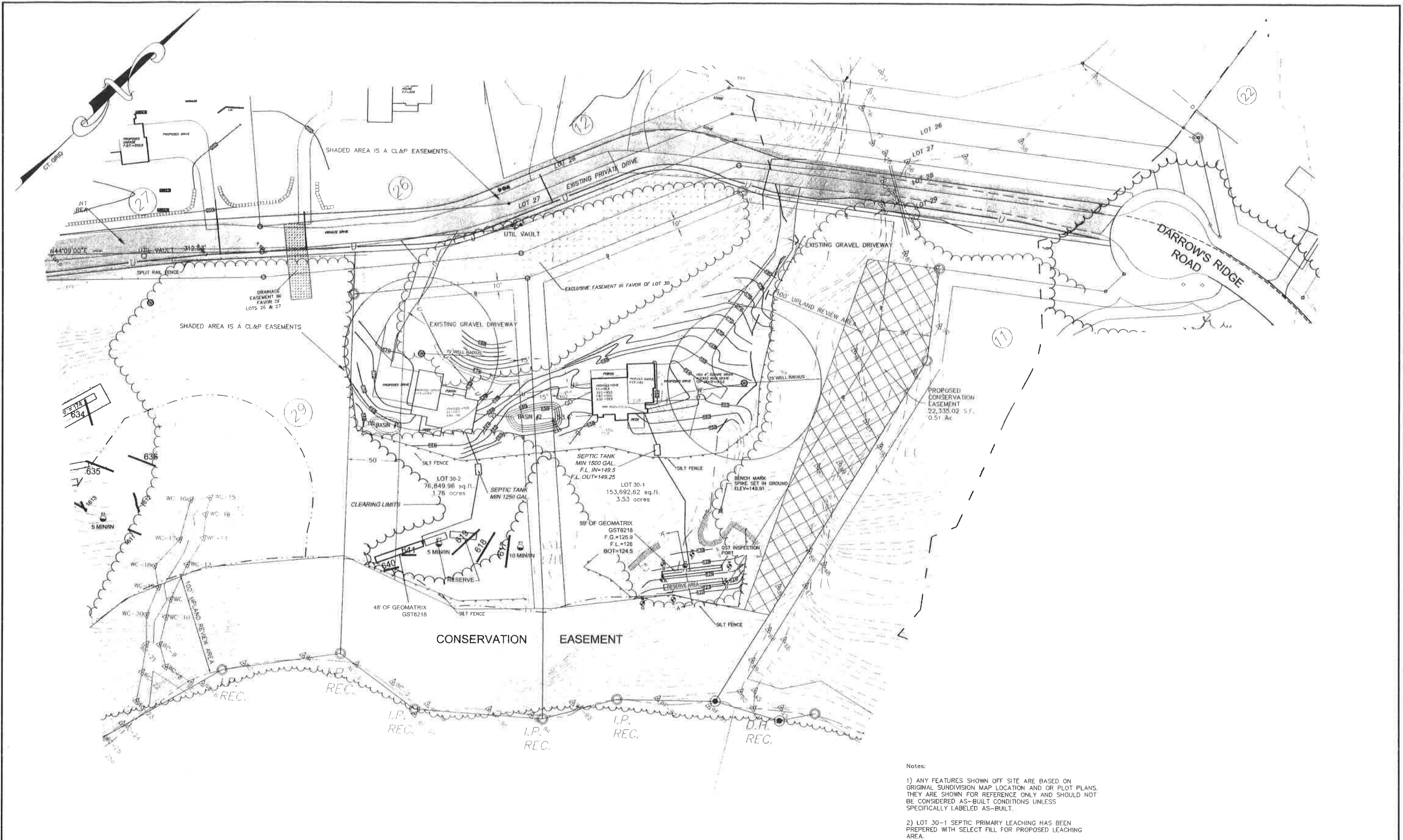
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RESUBDIVISION - LOT LAYOUT
 DARROWS POINT
 PREPARED FOR PAZZ & CONSTRUCTION LLC
 EAST LYME, CONNECTICUT

SHEET NUMBER
 SD2

15010-5.DWG

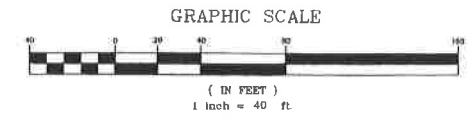


Notes:
 1) ANY FEATURES SHOWN OFF SITE ARE BASED ON ORIGINAL SUBDIVISION MAP LOCATION AND OR PLOT PLANS. THEY ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSIDERED AS-BUILT CONDITIONS UNLESS SPECIFICALLY LABELED AS-BUILT.
 2) LOT 30-1 SEPTIC PRIMARY LEACHING HAS BEEN PREPARED WITH SELECT FILL FOR PROPOSED LEACHING AREA.

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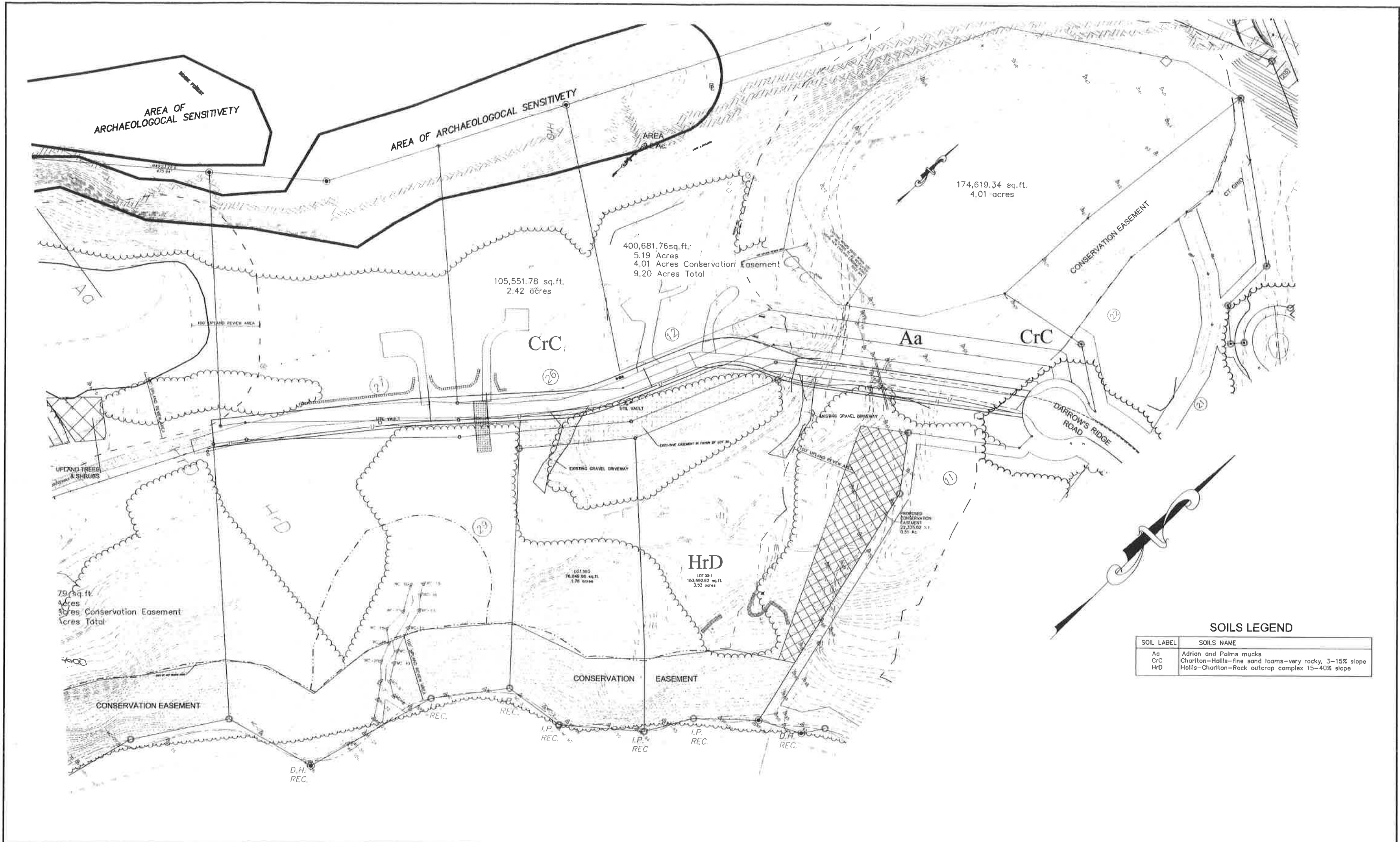
DATE: 07/27/2016		DRAWN BY: JRP	
NO.	DATE	DESCRIPTION	BY

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RESUBDIVISION - GRADING-E&S PLAN
 DARROWS POINT
 PREPARED FOR PAZZ & CONSTRUCTION LLC
 EAST LYME, CONNECTICUT

SHEET NUMBER
 SD-3
 15010-5.DWG



SOILS LEGEND

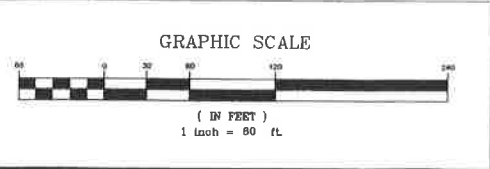
SOIL LABEL	SOILS NAME
Aa	Adrian and Palma mucks
CrC	Charlton-Halls fine sand loams-very rocky, 3-15% slope
HrD	Halls-Charlton-Rock outcrop complex 15-40% slope

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DATE: 07/25/2016		DRAWN BY: JRP	
NO.	DATE	DESCRIPTION	BY

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RESUBDIVISION
 NATURAL AND CULTURAL RESOURCES PLAN
 DARROWS POINT
 PREPARED FOR PAZZ & CONSTRUCTION LLC
 EAST LYME, CONNECTICUT

SHEET NUMBER
SD4
 15010-5.DWG

TEST HOLE DATA
OBSERVED BY RYAN McCAMMON & ROBERT D. PFANNER ON 11/7/14

TEST HOLE 'A' (ELEV=122.4)
0-4 BROWN TOPSOIL W/ROOTS
4-18 ORANGE BROWN FINE SANDY LOAM W/ROOTS
18-45/48 TAN FINE SILTY LOAM COMPACT MOIST
LEDGE @ 45,48,48 5-N

TEST HOLE 'B' (ELEV=126.0)
0-4 BROWN TOPSOIL W/ROOTS
4-20 ORANGE BROWN FINE SANDY LOAM W/ROOTS
20-40 TAN FINE SILTY LOAM W/ROOTS
LEDGE @ 40", REDOX @ 20"

TEST HOLE 'C' (ELEV=123.2)
0-5 BROWN TOPSOIL W/ROOTS
5-33 ORANGE BROWN SANDY LOAM W/ROOTS
33-48 FINE-MED SILTY LOAM W/STAINING, COMPACT
48-50/63 COARSE AND WET SAND AND GRAVEL
LEDGE @ 63-50" S-N, WATER @ 48", REDOX@30"

TEST HOLE 'D' (ELEV=119.5)
0-4 BLACK TOPSOIL
4-21 ORANGE MED SANDY LOAM
21-45 TAN FINE SILTY LOAM, COMPACT
LEDGE @ 45,43,42" S-N, NO WATER

TEST HOLE 'E' (ELEV=118.5)
0-4 BLACK TOPSOIL
4-32 MED BROWN SANDY LOAM
32-50 COARSE SAND AND GRAVEL
50-72 WET MED SAND
LEDGE 60-72 S-N, WATER @ 50"

TEST HOLE 'F' (127.00)
0-4 BLACK TOPSOIL
4-28 ORANGE MED SANDY LOAM W/ROOTS
28-48 TAN FINE SILTY LOAM, COMPACT
48-55" COARSE WET SAND & GRAVEL
LEDGE @ 55, SEEPING @ 48" AND WET @ 28"

TEST HOLE 'G' (ELEV=119.8)
LEDGE @ 18"

PERC TEST 'F1'
PRESOAK @ 4:10 DRY AT 4:22
4:23 17.5"
4:25 22"
4:27 23.75"
4:30 26.5"
4:33 28 1/2"
4:35 DRY
TIME OF DROP=8 MIN
DROP = 6.5"
PERC RATE =1.2 MIN/INCH

SITE TESTING
DARROWS POINT
JANUARY 14, 2005

TEST HOLE DATA
1. 18" depth @ 18"
2. 18" depth @ 18"
3. 18" depth @ 18"
4. 18" depth @ 18"
5. 18" depth @ 18"

SITE TESTING
DARROWS POINT
JANUARY 14, 2005

TEST HOLE DATA
1. 18" depth @ 18"
2. 18" depth @ 18"
3. 18" depth @ 18"
4. 18" depth @ 18"
5. 18" depth @ 18"

SEPTIC DESIGN NOTES LOT 30-1

- BASIS OF SANITARY DESIGN = 6 BEDROOM HOUSE WITH 1-10 MIN./IN. PERC. RATE. USE MIN. 1500 GALLON SEPTIC TANK WITH GST6218 AS SHOWN.
TOTAL LEACHING AREA REQUIRED = 825 S.F.
AREA PROVIDED = 59' GST6218 @ 14.0 S.F./L.F.=826 S.F.
- WATER SUPPLY BY ON SITE WELL.
- SOLID PIPING BETWEEN SEPTIC TANK AND TRENCHES TO BE D3034 SDR 35 PVC WITH MIN 1/4" PER FOOT SLOPE.
- REMOVE ANY UNSUITABLE MATERIAL WITHIN SEPTIC SYSTEM AND REPLACE WITH "SELECT FILL MATERIAL" THE FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:
 - THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THEN THREE (3) INCH SIEVE.
 - UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
 - THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
 - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING WET SIEVE	PERCENT PASSING DRY SIEVE
#4	100	100
#10	70% - 100%	70% - 100%
#40	10% - 50%*	10% - 75%
#100	0% - 20%	0% - 5%
#200	0% - 5%	0% - 2.5%

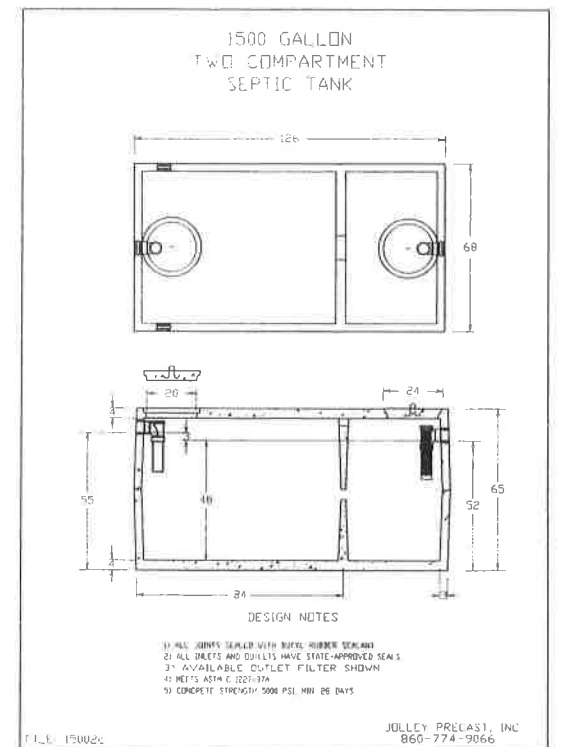
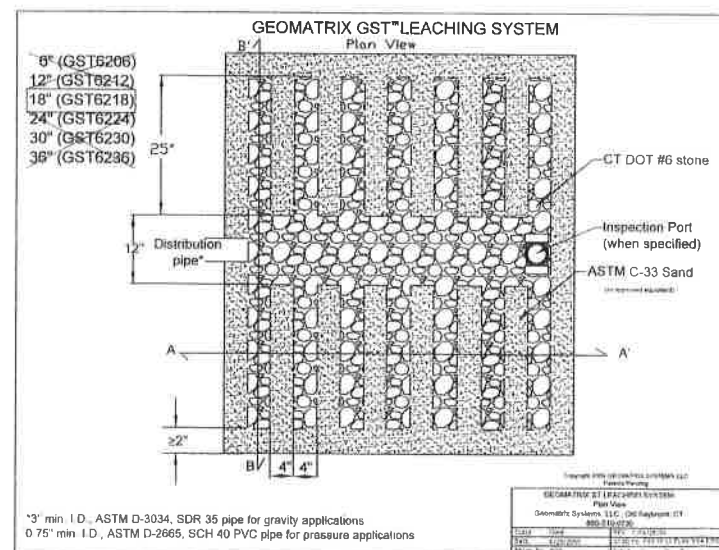
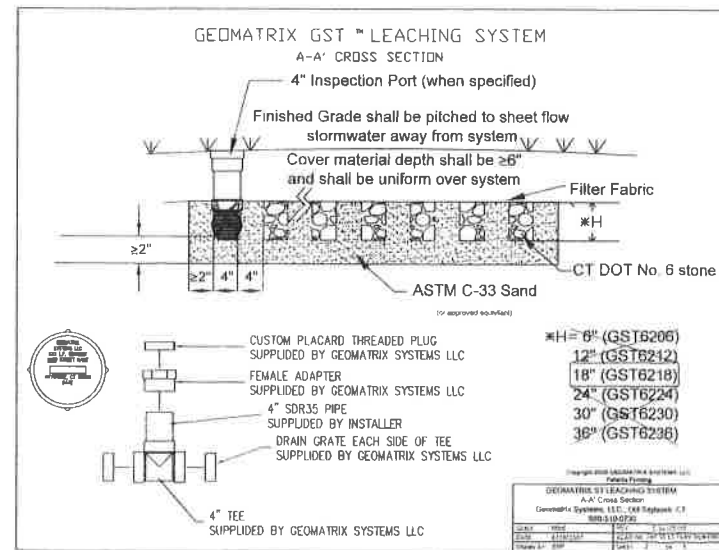
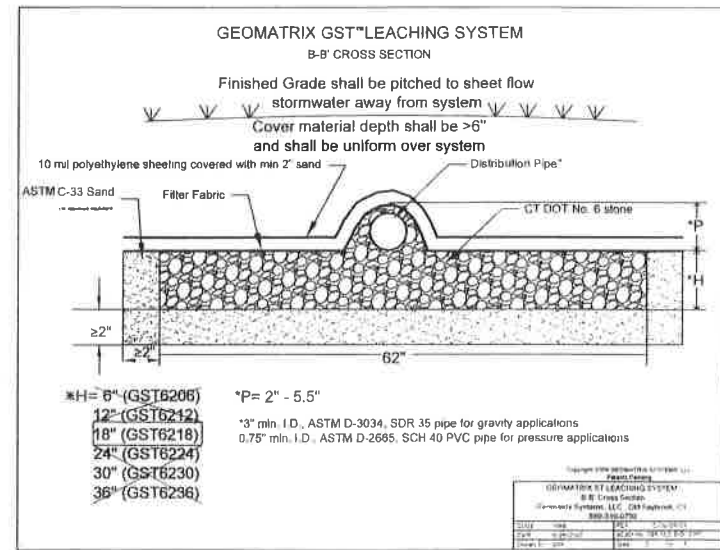
 * THE PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- SEPTIC TANKS GREATER THAN 12" BELOW FINISH GRADE SHALL HAVE MANHOLES EXTENDED TO WITHIN 12" OF FINISH GRADE. SEPTIC TANKS MUST CONFORM TO ASTM C-1227 AND THE NEW CONNECTICUT PUBLIC HEALTH CODE REVISED JANUARY 1, 2015.
- ALL PIPING FROM BUILDING TO SEPTIC TANK SHALL BE PVC SCHEDULE 40, ASTM D 1785 OR ASTM D 2665 WITH RUBBER COMPRESSION GASKET COUPLINGS, HARCO MFG., ASTM D 3139 OR SOLVENT WELDED COUPLINGS/ FITTINGS USING PROPER TWO STEP PVC SOLVENT SOLUTION PROCEDURE. PIPE SLOPE TO BE MIN 1/4" PER FOOT.
- SEPTIC SYSTEM SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR.
- THE INSTALLER SHALL SUBMIT AS-BUILT SCALE DRAWINGS AND OR TIED AS-BUILT TO THE LEDGE LIGHT HEALTH DISTRICT UPON 30 DAYS OF COMPLETION WITH DISTANCES TO FLOW LINE AT HOUSE, INLET AND OUTLET COVER OF TANK, D-BOXES, CLEANOUTS, END OF LEACHING ROWS, WELL, FOOTING/CURTAIN DRAINS AND BETWEEN TIE POINTS. IN ADDITION, PROVIDE THE NAME OF INSTALLER, DATE, HOUSE LOCATION AND STREET/DIRECTION ARROW.
- NO GARBAGE GRINDER SHALL BE USED IN THIS HOUSE WITHOUT A CHANGE IN THE SEPTIC TANK SIZE.
- MLSS CALCULATION: RESTRICTIVE LAYER=41.75", SLOPE=20%, NUMBER OF BEDROOMS=6
HYDRAULIC FACTOR=16, FLOW FACTOR=2.5, PERC FACTOR=1.0
MLSS=16 x 2.5 x 1.0 = 40 FEET

SEPTIC DESIGN NOTES LOT 30-2

- BASIS OF SANITARY DESIGN = 4 BEDROOM HOUSE WITH 1-10 MIN./IN. PERC. RATE. USE MIN. 1250 GALLON SEPTIC TANK WITH GST6218 AS SHOWN.
TOTAL LEACHING AREA REQUIRED = 660 S.F.
AREA PROVIDED = 49' GST6218 @ 14.0 S.F./L.F.=686 S.F.
- WATER SUPPLY BY ON SITE WELL.
- SOLID PIPING BETWEEN SEPTIC TANK AND TRENCHES TO BE D3034 SDR 35 PVC WITH MIN 1/4" PER FOOT SLOPE.
- REMOVE ANY UNSUITABLE MATERIAL WITHIN SEPTIC SYSTEM AND REPLACE WITH "SELECT FILL MATERIAL" THE FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:
 - THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THEN THREE (3) INCH SIEVE.
 - UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
 - THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
 - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING WET SIEVE	PERCENT PASSING DRY SIEVE
#4	100	100
#10	70% - 100%	70% - 100%
#40	10% - 50%*	10% - 75%
#100	0% - 20%	0% - 5%
#200	0% - 5%	0% - 2.5%

 * THE PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- SEPTIC TANKS GREATER THAN 12" BELOW FINISH GRADE SHALL HAVE MANHOLES EXTENDED TO WITHIN 12" OF FINISH GRADE. SEPTIC TANKS MUST CONFORM TO ASTM C-1227 AND THE NEW CONNECTICUT PUBLIC HEALTH CODE REVISED JANUARY 1, 2015.
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- SEPTIC SYSTEM SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR.
- THE INSTALLER SHALL SUBMIT AS-BUILT SCALE DRAWINGS AND OR TIED AS-BUILT TO THE LEDGE LIGHT HEALTH DISTRICT UPON 30 DAYS OF COMPLETION WITH DISTANCES TO FLOW LINE AT HOUSE, INLET AND OUTLET COVER OF TANK, D-BOXES, CLEANOUTS, END OF LEACHING ROWS, WELL, FOOTING/CURTAIN DRAINS AND BETWEEN TIE POINTS. IN ADDITION, PROVIDE THE NAME OF INSTALLER, DATE, HOUSE LOCATION AND STREET/DIRECTION ARROW.
- NO GARBAGE GRINDER SHALL BE USED IN THIS HOUSE WITHOUT A CHANGE IN THE SEPTIC TANK SIZE.
- MLSS CALCULATION: RESTRICTIVE LAYER=65" IN PRIMARY THEREFOR NO MLSS REQUIRED



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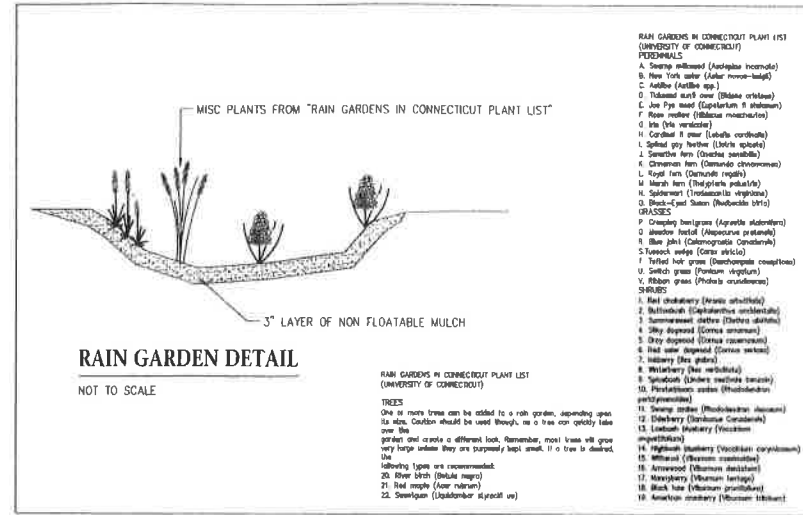
NO.	DATE	DESCRIPTION	BY

J. ROBERT PFANNER & ASSOCIATES, P.C.
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37 GRAND STREET NIANTIC, CONNECTICUT 06357
TEL. 860-739-6216 FAX 860-739-0693

SCALE AS NOTED

RESUBDIVISION - SEPTIC SYSTEM DATA
DARROWS POINT
PREPARED FOR PAZZ & CONSTRUCTION LLC
EAST LYME, CONNECTICUT

SHEET NUMBER
SD5
15010-3.DWG

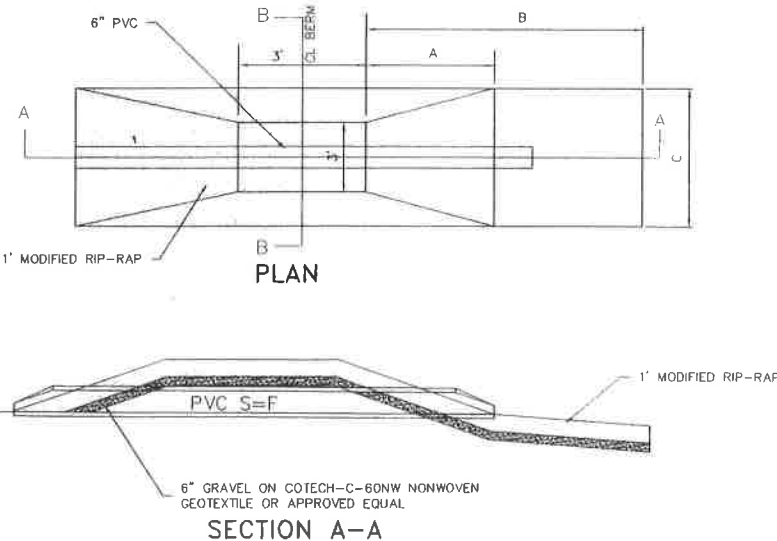


MAINTENANCE OF STORMWATER BASINS

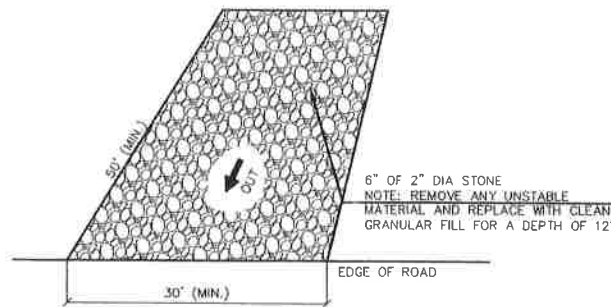
There are three (3) stormwater basins shown on the above-referenced plan identified as Basin No. 1 (located on Lot No. 3), Basin No. 2 (located on Lot No. 4), and a Rain Garden (located on Lot No. 8). It shall be the obligation of the respective lot owners upon which such basins are located to perform the following maintenance schedule with respect to each of said basins:

All drainage structures should be inspected semi-annually, generally in the beginning of spring and at the end of fall, as well as after any major storm events. The inspection and maintenance would include the following:

1. Remove any brush, litter and debris that may have collected within the basin and/or rain garden.
2. Check and clear the outlet pipe of any debris.
3. Check vegetation and plantings and remove and replace any dead plants.
4. If sediment has collected and/or accumulated, it should be removed by hand tools.
5. Grass area within the basins should be mowed twice a year in late spring and early fall. The plate grass should be removed by raking.
6. In case of transfer of property ownership, future property owners shall be notified of the presence of the stormwater management system and requirements for proper implementation of the Drainage Inspection and Maintenance Schedule.

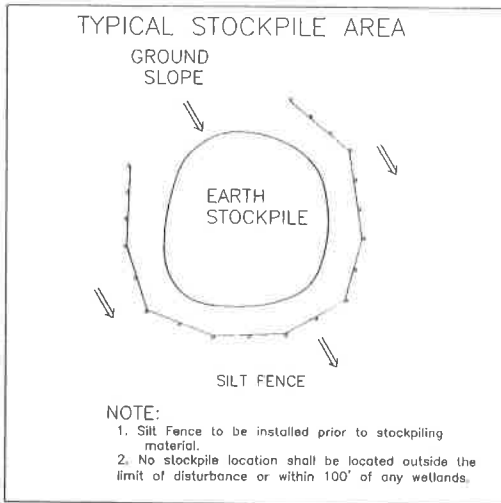


TEMPORARY CONSTRUCTION EXIT
SCALE: NONE



MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT OF WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

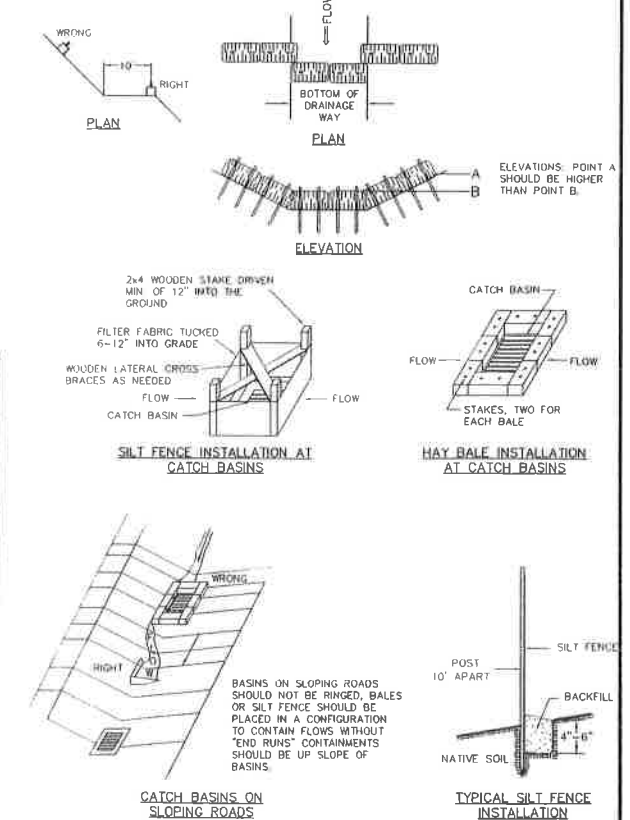


- GENERAL CONSTRUCTION SEQUENCE:**
1. SECURE ALL NECESSARY PERMITS. NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AT LEAST 72 HOURS PRIOR TO EXCAVATION. SCHEDULE AND ATTEND A PRE CONSTRUCTION CONFERENCE WITH TOWN STAFF.
 2. CLEARING LIMITS WILL BE FLAGGED BY ENGINEER PRIOR TO WORK BEING DONE. LIMIT OF WORK ADJACENT TO WETLANDS WILL NOT BE EXCEEDED. TOTAL AREA OF DISTURBANCE FOR PHASE 5 = 1Ac.
 3. REMOVE TREES, BRANCHES AND BRUSH WITHIN AREAS TO BE CLEARED. CHIP BRANCHES AND BRUSH FOR USE AS MULCH.
 4. INSTALL CONSTRUCTION EXIT (ANTI-TRACKING PAD) AND INSTALL SEDIMENT BARRIERS ALONG THE LIMITS OF GRADING & AT THE LIMITS OF CLEARING FOR TREE PROTECTION.
 5. CHECK AND REPAIR E&S CONTROLS AS NECESSARY.
 6. GRUB STUMPS AND REMOVE BRUSH.
 7. STRIP AND STOCKPILE TOPSOIL ONLY IN AREAS TO BE FILLED OR GRADED, AND STOCKPILE ON SITE IN AN AREA NOT IN WAY OF CONSTRUCTION. SEED AND MULCH STOCKPILE OR COVER WITH NETTING. PLACE AND STAKE HAY BALES AROUND STOCKPILES.
 8. ROUGH GRADE DRIVEWAY.
 9. PLACE GRAVEL AND PAVEMENT.
 11. RESPREAD TOPSOIL ON SHOULDERS AND DESTURBED AREAS.
 12. FINE GRADE, LIME, FERTILIZE AND SEED REMAINING LAWN AREAS WITH FORMAL GRASS SEED MIXTURE BY OCTOBER.
 13. REMOVE EROSION CONTROL DEVICES UPON AUTHORIZATION OF TOWN OFFICIALS.

- EROSION & SEDIMENT CONTROL NARRATIVE**
- PRE-CONSTRUCTION**
1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
 2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER, DEVELOPER, AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK.
 3. THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CT 06106.
 4. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
 5. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
 6. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
 7. THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
 8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED.
 9. FIELD CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE ONLY WITH THE APPROVAL OF THE ENVIRONMENTAL TOWN PLANNER OR AGENT, i.e. LOCATION OF SILT FENCE, STOCKPILE, DEWATERING AREA etc.
 10. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN LAWN AND LANDSCAPE AREAS.
 11. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT OR WOOD MULCH SHALL BE PLANTED WITH GRASS ON 4 IN. TOPSOIL.
 12. MULCHING IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDING SURFACE WITH STRAW OR HAY AT A RATE OF 70 LBS./1000 SF. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE APPROXIMATELY 2-3 IN. TO ANCHOR.
 13. SEEDING BETWEEN APRIL 1 TO JUNE 1, AND AUGUST 15 TO SEPTEMBER 1. ALL DISTURBED AREAS SHALL BE IMMEDIATELY GRADED AND SEEDING TO PROMOTE STABILIZATION OF SLOPES.
 14. A FABRIC FILTER SOCK SHALL BE USED FOR ANY DEWATERING.

SOIL AND EROSION CONTROL

1. HAY BALES / SILT FENCE ARE TO BE INSTALLED PRIOR TO CONSTRUCTION.
 2. ONLY REMOVE TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
 3. PERMANENT SEEDING SHOULD BE DONE AS SOON AS POSSIBLE AFTER CONSTRUCTION FINISHES. LIME AND FERTILIZER, RECOMMENDED SEEDING DATES ARE APRIL 15 TO JUNE & AUG. 15 TO OCT. 1.
 4. RECOMMENDED SEED (PER EROSION AND SEDIMENT CONTROL HANDBOOK) KY31 TALL FESCUE 150 LBS. PER ACRE.
 5. HAY BALES AND SILT FENCE TO REMAIN WHERE PLACED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
 6. NO ERODED SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE OR WASH INTO THE DRAINAGE SYSTEM.
 7. IF SEEDING CANNOT MEET RECOMMENDED DATES, TEMPORARY MULCH IS TO BE APPLIED IN ACCORDANCE WITH THE TABLE BELOW.
- | MULCHES | RATES PER 1000 FT | NOTES |
|------------------------------------|-------------------|--|
| STRAW OR HAY 1/2 - 2 TONS PER ACRE | 70-90lbs. | FREE FROM WEEDS & COARSE MATTER MUST BE ANCHORED SPREAD WITH MULCH BLOWER OR BY HAND |
- TYPICAL HAY BALE INSTALLATION**
1. EXCAVATE A TRENCH 4" DEEP AND THE WIDTH OF A STRAW BALE.
 2. PLACE AND STAKE STRAW BALES. TWO STAKES PER BALE.
 3. WEDGE LOOSE STRAW BETWEEN BALES TO CREATE A CONTINUOUS BARRIER.
 4. BACKFILL AND COMPACT THE EXCAVATED SOIL, AS SHOWN, ON THE UPHILL SIDE OF THE BARRIER TO PREVENT PIPING.
10. ALL ROAD SECTION EMBANKMENTS, EITHER CUT OR FILL, SHOULD BE STABILIZED AT THE TOE OF THE SLOPE BY STAKED HAYBALES OR SILT FENCE.
 11. SWALES AND DIVERSION STRUCTURES SHOULD HAVE HAY BALES PLACED ACROSS THEM EVERY 100' IN ACCORDANCE WITH THE DETAIL BELOW.



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DATE: 01/15/2016

DRAWN BY: [Signature]

NO.	DATE	DESCRIPTION	BY

J. ROBERT PFANNER & ASSOCIATES, P.C.
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SCALE AS NOTED

RESUBDIVISION - DETAILS
DARROWS POINT
PREPARED FOR PAZZ & CONSTRUCTION LLC
EAST LYME, CONNECTICUT

SHEET NUMBER
SD6

15010-3.DWG