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May 14, 2020

Via Email to: ggoeschel@eltownhall.com
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Gary Upton, Chairman
Town of East Lyme Inland Wetlands Agency
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Application of Kristen T. Clarke, P.E.

Dear Chairman Upton and Members of the East Lyme Inland Wetlands Agency:

Enclosed please find the following additional exhibits to my above referenced client's request for determination of permitted/non-regulated activity at Upper Kensington Drive as part of a 4-lot re-subdivision of Assessors Map 40.0 Lot 23 and 22;

Exhibit AA: A color version of the re-subdivision plan.

Exhibit BB: Sheet SD7 of the subdivision plan approved by this agency and the East Lyme Planning Commission in December of 2005.

Exhibit CC: The survey of the abutting property being conveyed to the East Lyme Land Trust, Inc., which is included to provide a visual perspective of proposed lot #4.

Exhibit DD: A photograph of a side walkout residence and is included to provide a visual perspective of the plan for proposed lot #1.

The application for determination of permitted/non-regulated activity is required by Connecticut General Statute due to the fact there are inland wetlands on the property proposed for re-subdivision and I note for the record the following:

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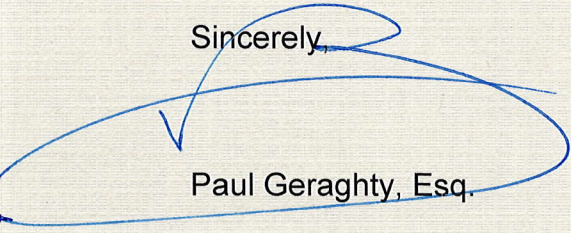
1. This is a 4-lot re-subdivision of two existing approved lots located in the Nottingham Hills Subdivision. I would note that proposed lot #4, highlighted in green on Exhibit AA, is being donated to the East Lyme Land Trust to be made a part of the abutting property; see Exhibit CC. As a result, there is only a net increase of one buildable lot in the proposed plan.

2. The application pending before this Commission, (see P. 8, of the re-subdivision plan included with the application), reflects the fact there will be NO activity in any regulated area, Inland Wetlands or Upland Review area, on the real property subject to this request for determination.

3. In addition, I would note that despite the proposed addition of one additional buildable lot we have reduced the area of impervious surfaces in the design of this re-subdivision plan. This has been accomplished by utilizing a common driveway for a distance of 234+ feet, vs. two sperate 15' driveways on the existing approved plans, for the three proposed buildable lots, see Exhibit BB, utilizing "front load" garages vs. "side loaded" garages, reducing the width of the driveways from 15 feet to 10 feet from the common driveway to the homes, reducing the size of the homes from a footprint of 70 feet x 30 feet on the existing approved plans to 56 feet x 30 feet.

In summary we believe the plans before you conclusively demonstrate the no regulated activity will be occurring in the wetlands or the upland review area with respect to this re-subdivision plan and we would therefore respectfully request that this Inland Wetlands Agency forward such a determination to the East Lyme Planning Commission as is required by Connecticut Statute 22a-42 et seq.

Sincerely,



Paul Geraghty, Esq.

cc: Kristen T. Clarke P.E.

Enclosures: #