

Geraghty & Bonnano, LLC

Attorneys at Law

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MICHAEL S. BONNANO
JOHANNA McCORMICK
MARK A. DUBOIS†
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**Se habla español

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July 6, 2020

Via email ggoeschel@eitownhall.com

Gary Goeschel
Director of Planning
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Upper Pattagansett Drive English Harbour transfer to East Lyme Land Trust.

Dear Gary:

Thank you for taking the time to meet with me regarding my prior correspondence of January 7, 2020. As discussed there are two items before the Planning and Zoning Commission on July 7, 2020 that my client is seeking the commission to address.

1. Release of the Open Space Covenant. The Open Space Covenant recorded in volume 653 page 355 required the developer and/or its successors to provide up to 30 acres open space to the town as part of the development. So far, the developer or its predecessors have donated 41.35 acres in open space, Ex. A., thereby satisfying this requirement. We are seeking a release of this covenant. My client is in the process of transferring to the East Lyme Land Trust an additional 37.99 acres. Part of this involves a grant to the land trust by the Connecticut Department of Energy and Environmental Protection ("DEEP"). DEEP requires a title insurance policy be issued to it as a condition of the grant and requires this encumbrance be removed in order to complete the funding. I have attached a copy of the proposed release for your review. Ex. B.
2. Assignment of the Conservation Easement recorded in volume 870 page 689 of the East Lyme land records from the town to the East Lyme Land Trust. My client is donating the land trust the land encumbered by the conservation easement and we are requesting that the easement be assigned to the land trust. The easement, which was

Replies to New London only at:

38 GRANITE STREET, PO BOX 231
NEW LONDON, CONNECTICUT 06320

WWW.GERAGHTYBONNANO.COM

131 DWIGHT STREET
NEW HAVEN, CONNECTICUT 06511

TELEPHONE (860) 447-8077 / FAX (860) 447-9833

required by the commission as part of its subdivision approval, was never sent to the selectman for acceptance or approval and was solely a condition imposed and adopted by this commission. We are therefore of the opinion that the commission can assign the easement to the land trust. Section 7-3 (C) of the sub-division regulations allows the commission to require easements be given to the land trust or other appropriate organization. Section 7-4 provides that the commission shall accept the particular proposed document. If not accepted by the selectman, which this was not, as it was never approved since it was not forwarded, the documents are to be returned to the applicant. Similarly, in Phase II A of the Nottingham Hills Subdivision a Conservation Easement was recorded in Volume 742 Page 502 of the East Lyme land records, Ex. C that also was not forwarded to the Board of Selectman. Since the property encumbered by this Conservation Easement abuts the property being acquired by the East Lyme Land Trust we are also requesting this easement be assigned to the East Lyme Land Trust. I have enclosed as Ex. D an Assignment of these two Conservation Easements. Finally I enclose a letter from the East Lyme Land Trust agreeing to the assignment of these Conservation Easements. I have enclosed an Assignment of Conservation Easements as Ex. E.

We would propose that the commission approve the assignment of the easements to the land trust. Both the release of the aforementioned covenant and the assignment of easement will be held in escrow by my firm until we actually close the transfer to the land trust and the Department of Energy and Environmental Protection.

Sincerely,



Paul M. Geraghty

cc: English Harbour Asset Management, LLC

EXHIBIT A

OPEN SPACE CALCULATIONS
NOTTINGHAM HILLS SUBDIVISION

Phase I

<u>Lot #</u>	<u>Acreage</u>
1	1.71
2	.92
3	1.25
4	1.39
5	1.23
6	1.21

Phase II

6	1.34
8	2.21
9	3.09
10	1.95
11	1.71
30	1.29
31	1.34
48	2.96
49	2.11
197 Upper Patt	2.68

Phase III

12	1.06
13	1.34
14	1.17
15	1.27
16	1.35
17	1.0
18	.93
19 (rear)	2.45
20	Phase IV
21 (rear)	3.12
22	1.30
24	1.73
25	1.78
26	2.58
27	2.91

28 4.36

Phase IV

20 33.0

29 3.05

32 15.03

Open Space

Aunt Ruth Turnpike 23.2

Phase I .32 (south side Kensington Drive)

Phase II 4.24 (Conservation Easement)

Phase III N/A

Phase IV 10.63 (Conservation Easement)

2.96 (Conservation Easement)

TOTAL ACRES

LOTS: 107.82

OPEN SPACE: 41.35

EXHIBIT B

RELEASE OF COVENANT

KNOW ALL MEN BY THESE PRESENTS:

THAT East Lyme Planning Commission for consideration of One and 00/100 (\$1.00) Dollar and other goods and valuable consideration does hereby **RELEASE AND REMISE** all its rights and title and interest in and to certain Open Space Covenant (s) between New England National, LLC Niantic Real Estate, LLC and the Town of East Lyme and recorded in the East Lyme land records at volume 653 page 335 to the East Lyme Land Trust

IN WITNESS WHEREOF, Torrance Family Limited Partnership has caused these presents to be signed this _____ day of _____, 2020.

Signed, Sealed and Delivered
And in the presence of:

Town of East Lyme Planning Commission

STATE OF CONNECTICUT)

Notary Public: My Commission Expires

COUNTY OF NEW LONDON)

EXHIBIT C

Return To
Planning (e.l.).

Conservation Easement

1465

KNOW ALL PERSONS BY THESE PRESENTS, that NEW ENGLAND NATIONAL, LLC and NIANTIC REAL ESTATE LIMITED LIABILITY COMPANY ("Grantors"), for the consideration of One Dollar (\$1.00) and other valuable consideration received to our full satisfaction of the Town of East Lyme, a municipal corporation, ("Grantee"), do give, and grant, and convey unto the Grantee, it's successors and assigns forever, the following:

A conservation easement to have all the force and effect for a "conservation easement" as defined by Section 47-42a of the Connecticut General Statutes for the purpose of retention of the hereinafter described land predominantly in its present natural and open condition in perpetuity.

The land subject to this conservation easement consists of those portions of the land located in the Town of East Lyme, County of New London, and State of Connecticut, which is designated as "Conservation Area" on a map entitled "NOTTINGHAM HILLS RESUBDIVISION PHASE 4 NEW ENGLAND NATIONAL, LLC East Lyme, Connecticut Sheet SD 1", prepared by J. ROBERT PFANNER & ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS, and dated October 20, 2010, Revised 11/18/2010 to be filed in the East Lyme Land Records.

Within the said "Conservation Area", without prior express written consent from the Grantee or unless an alternative easement boundary is proposed and approved by the Planning Commission, or its successor in interest, as part of an application for a permit:

1. There shall be no construction or maintenance of buildings, camping accommodations, mobile homes, patios, decks, porches, or other structures except as specifically permitted below;
2. There shall be no filling, excavating, dredging, mining or drilling, removal of topsoil, sand, gravel, rock minerals or other materials, nor any change in the topography of the land in any manner, except as specifically permitted below;
3. There shall be no removal, destruction or cutting of trees or plants, spraying with biocides, herbicides, or their agents inimical to plant, animal or insect life, grazing of domestic or farm animals, or disturbance or change in the natural habitat in any manner, except as specifically permitted below;
4. There shall be no dumping of ashes, trash, garbage, or other unsightly or offensive material, and no changing of the topography through the placing of soil or other substances of material such as land fill or dredging spoils, except as specifically permitted below;
5. There shall be no manipulation or alteration of natural water courses, shores, marshes, or other water bodies or activities or uses detrimental to water purity, except as specifically permitted below;

NO
CONVEYANCE TAXES COLLECTED

Esther B. Williams
TOWN CLERK OF EAST LYME

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6. There shall be no operation of motorized vehicles, including snowmobiles, dunebuggies and all terrain vehicles; and
7. There shall be no construction, improvement, or upgrading of roads, driveways, parking areas, carpaths, or footpaths except as necessary to maintain existing footpaths in the current condition or as specifically permitted below.

The provisions of the preceding restrictions notwithstanding, the following uses and activities by Grantors, and their heirs, successors and assigns, and any work or activity otherwise prohibited by the preceding restrictions which is reasonably necessary or appropriate in connection with such uses or activities shall not be prohibited by this Conservation Easement or considered inconsistent with the intent of this grant and are specifically permitted:

- a) The removal of dead, diseased, or damaged trees or other vegetation when such removal is necessary for reasons of safety, to control the spread of disease, or to control obnoxious plant growth such as cat briar, poison ivy, wild grape, oriental bittersweet, or other invasive species, and when such activities are conducted in a manner which will otherwise not be harmful to the remaining plant life; and
- b) Activities associated with an approved inland wetlands permit, such as, but not limited to, wetland mitigation or enhancement, stormwater management, or stormwater discharges.
- c) As to Conservation Area #2, use of the area for drainage and drainage structures, septic systems, wells and/or emergency access over existing accessway to Upper Kensington Drive.

Reserving to the grantor the right to use the servient tenements for any purposes not inconsistent with the restrictions herein granted.

This grant for Conservation Easement is intended to encompass the powers and rights granted pursuant to Sections 47-42a through 47-42c of the Connecticut General statutes as they may be amended from time to time, and the Grantee is hereby granted the right, in a reasonable manner and at reasonable times, to enforce by proceedings of law or in equity the covenants herein above set forth, including, but not limited to, the right to require restoration of the Conservation Easement area substantially to its condition immediately prior to any violation of the restrictions herein contained. The failure of the Grantee to act in any one or more instances to enforce such rights shall not act as a waiver or forfeiture of its rights to take action as may be necessary to insure compliance with the covenants and purposes of this grant; provided, however, nothing herein shall be construed to entitle the Grantee to institute any enforcement proceedings against the Grantors or the owners of the servient tenements for any changes to the Conservation Easement area due to causes beyond the control of the Grantor's or the owners of the servient tenements, such as changes caused by fire, flood, storm, earthquake, insect infestation, wildlife damage, or the unauthorized wrongful acts of third parties.

In the event that the Grantee becomes aware of an event or circumstance of noncompliance within the terms and conditions herein set forth, the Grantee shall give notice of such event or circumstance of noncompliance by certified mail, return receipt

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requested, to the owner of the servient tenement of the property involved at his last known address, such notice to contain a request for corrective actions reasonable required to abate such event or circumstance of noncompliance and restore the conservation Easement area to substantially its previous condition.

Failure by the owner of the servient tenement to whom notice has been given to cause discontinuance or abatement or to undertake such other action as may be reasonably requested by the Grantee within thirty (30) days after receipt of notice shall entitle the Grantee to bring an action at law equity in a court of competent jurisdiction to enforce the terms of this Conservation Easement to require the restoration of the Conservation Easement area to substantially its previous condition, to enjoin such noncompliance by appropriate temporary or permanent injunction and/or to seek to recover damages arising from such noncompliance. Such damages, when and if recovered shall be applied by the Grantee first to any necessary corrective action on the Conservation Easement area, then to other damages incurred by the Grantee and arising from such noncompliance. Such damages, when and if recovered shall be applied by the Grantee first to any necessary corrective action on the Conservation Easement area, then to other damages incurred by the Grantee and arising from such noncompliance.

If a court of competent jurisdiction determines that an owner of the servient tenement has failed to comply with the terms and conditions of this conservation Easement, the owner shall reimburse the Grantee for any reasonable cost of enforcement, including court costs and reasonable attorney's fees. If such court determines that such owner was in compliance with the terms and conditions of this conservation Easement the Grantee shall reimburse such owner for court costs and reasonable attorney's fees, in addition to any other payments ordered by such court. The Grantors, for themselves, their heirs, successors and assigns, hereby waive any defense of laches with respect to any delay by the Grantee, its successors and assigns, in actions to enforce any restriction to exercise any rights under this grant.

This instrument shall be recorded on the land records to the Town of East Lyme and shall be governed by the laws of the State of Connecticut. In the event that any provision of clause of this instrument conflicts with any applicable law, such conflict shall not effect other provision of this instrument which can be given effect without the conflicting provision, and, to this end, the provisions hereof are declared to be severable.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of Jan, 2011.

Dawn Delano
Dawn Delano

NEW ENGLAND NATIONAL, LLC
By: [Signature]

Duly Authorized

[Signature]
WILLIAM D. FUGA JR

EXHIBIT D

CONSERVATION EASEMENT

2/29

KNOW ALL PERSONS BY THESE PRESENTS, that Niantic Real Estate Limited Liability Company ("Grantor"), for the consideration of One Dollar (\$1.00) and other valuable consideration received to our full satisfaction of the Town of East Lyme, a municipal corporation, ("Grantee"), do give, and grant, and convey unto the Grantee, it's successors and assigns forever, the following:

A conservation easement to have all the force and effect for a "conservation easement" as defined by Section 47-42a of the Connecticut General Statutes for the purpose of retention of the hereinafter described land predominantly in its present natural and open condition in perpetuity.

The land subject to this conservation easement consists of those portions of the land located in the Town of East Lyme, County of New London, and State of Connecticut, which is designated as "Conservation Area Easement" consisting of 4.24 acres and shown on a map entitled "Nottingham Hills Subdivision Phase IIA Niantic Real Estate, LLC East Lyme, Connecticut Sheets 1-10 J. Robert Pfanner & Associates, P.C., April 10, 2004 Rev. through July 10, 2004."

Within the said Conservation Area Easement, without prior express written consent from the Grantee or unless an alternative easement boundary is proposed and approved by the Planning Commission, or its successor in interest, as part of an application for a permit:

1. There shall be no construction or maintenance of buildings, camping accommodations, mobile homes, patios, decks, porches, or other structures except as specifically permitted below;
2. There shall be no filling, excavating, dredging, mining or drilling, removal of topsoil, sand, gravel, rock minerals or other materials, nor any change in the topography of the land in any manner, except as specifically permitted below;
3. There shall be no removal, destruction or cutting of trees or plants, spraying with biocides, herbicides, or their agents inimical to plant, animal or insect life, grazing of domestic or farm animals, or disturbance or change in the natural habitat in any manner, except as specifically permitted below;
4. There shall be no dumping of ashes, trash, garbage, or other unsightly or offensive material, and no changing of the topography through the placing of soil or other substances of material such as land fill or dredging spoils, except as specifically permitted below;

NO CONVEYANCE TAXES COLLECTED
Esther B. Williams
 TOWN CLERK OF EAST LYME

5. There shall be no manipulation or alteration of natural water courses, shores, marshes, or other water bodies or activities or uses detrimental to water purity, except as specifically permitted below;
6. There shall be no operation of motorized vehicles, including snowmobiles, dunebuggies and all terrain vehicles; and
7. There shall be no construction, improvement, or upgrading of roads, driveways, parking areas, carpaths, or footpaths except as necessary to maintain existing footpaths in the current condition or as specifically permitted below;

The provisions of the preceding restrictions notwithstanding, the following uses and activities by Grantors, and their heirs, successors and assigns, and any work or activity otherwise prohibited by the preceding restrictions which is reasonably necessary or appropriate in connection with such uses or activities shall not be prohibited by this Conservation Easement or considered inconsistent with the intent of this grant and are specifically permitted:

- a) The removal of dead, diseased, or damaged trees or other vegetation when such removal is necessary for reasons of safety, to control the spread of disease, or to control obnoxious plant growth such as cat brier, poison ivy, wild grape, oriental bittersweet, or other invasive species, and when such activities are conducted in a manner which will otherwise not be harmful to the remaining plant life; and
- b) Activities associated with an approved inland wetlands permit, such as, but not limited to, wetland mitigation or enhancement, stormwater management, or stormwater discharges.
- c) Activities or improvements as specifically approved by the Planning Commission and shown on the approved subdivision map, including use of such area as access to open space areas.

Except for such restriction, such Conservation Easement areas may be used without hindrance by the owners of the servient tenements.

This grant for Conservation Easement is intended to encompass the powers and rights granted pursuant to Sections 47-42a through 47-42c of the Connecticut General statutes as they may be amended from time to time, and the Grantee is hereby granted the right, in a reasonable manner and at reasonable times, to enforce by proceedings of law or in equity the covenants herein above set forth, including, but not limited to, the right to require restoration of the Conservation Easement area substantially to its condition immediately prior to any violation of the restrictions herein contained. The failure of the Grantee to act in any one or more instances to enforce such rights shall not act as a waiver or forfeiture of its rights to take action as may be necessary to insure compliance with the covenants and purposes of this grant; provided, however, nothing herein shall be

construed to entitle the Grantee to institute any enforcement proceedings against the Grantors or the owners of the servient tenements for any changes to the Conservation Easement area due to causes beyond the control of the Grantor's or the owners of the servient tenements, such as changes caused by fire, flood, storm, earthquake, insect infestation, wildlife damage, or the unauthorized wrongful acts of third parties.

In the event that the Grantee becomes aware of an event or circumstance of noncompliance within the terms and conditions herein set forth, the Grantee shall give notice of such event or circumstance of noncompliance by certified mail, return receipt requested, to the owner of the servient tenement of the property involved at his last known address, such notice to contain a request for corrective actions reasonable required to abate such event or circumstance of noncompliance and restore the conservation Easement area to substantially its previous condition.

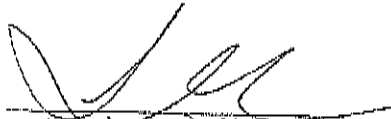
Failure by the owner of the servient tenement to whom notice has been given to cause discontinuance or abatement or to undertake such other action as may be reasonably requested by the Grantee within thirty (30) days after receipt of notice shall entitle the Grantee to bring an action at law equity in a court of competent jurisdiction to enforce the terms of this Conservation Easement to require the restoration of the Conservation Easement area to substantially its previous condition, to enjoin such noncompliance by appropriate temporary or permanent injunction and/or to seek to recover damages arising from such noncompliance. Such damages, when and if recovered shall be applied by the Grantee first to any necessary corrective action on the Conservation Easement area, then to other damages incurred by the Grantee and arising from such noncompliance. Such damages, when and if recovered shall be applied by the Grantee first to any necessary corrective action on the Conservation Easement area, then to other damages incurred by the Grantee and arising from such noncompliance.

If a court of competent jurisdiction determines that an owners of the servient tonement has failed to comply with the terms and conditions of this conservation Easement, the owner shall reimburse the Grantee for any reasonable cost of enforcement, including court costs and reasonable attorney=s fees. If such court determines that such owner was in compliance with the terms and conditions of this conservation Easement the Grantee shall reimburse such owner for court costs and reasonable attorney's fees, in addition to any other payments ordered by such court. The Grantors, for themselves, their heirs, successors and assigns, hereby waive any defense of laches with respect to any delay by the Grantee, its successors and assigns, in actions to enforce any restriction to exercise any rights under this grant.

This instrument shall be recorded on the land records to the Town of East Lyme and shall be governed by the laws of the State of Connecticut. In the event that


any provision of clause of this instrument conflicts with any applicable law, such conflict shall not effect other provision of this instrument which can be given effect without the conflicting provision, and, to this end, the provisions hereof are declared to be severable.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of April, 2006.


Theodore A. Harris

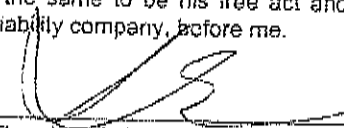
NIANTIC REAL ESTATE LIMITED
LIABILITY COMPANY

by: 
Jeffrey Torrance, its Manager
Duty Authorized


Cordelia R. Graves

STATE OF CONNECTICUT
SS
COUNTY OF NEW LONDON

Personally appeared, Jeffrey Torrance, Manager of Niantic Real Estate, Limited Liability Company, signer and sealer of the foregoing instrument and who acknowledged the same to be his free act and deed and the free act and deed of said limited liability company, before me.


Theodore A. Harris
Commissioner of the Superior Court

Recorded May 22 2006
10:30 AM
PM Ester S. Williams
East Lyme Town Clerk

EXHIBIT E

ASSIGNMENT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT East Lyme Planning Commission for consideration of One and 00/100 (\$1.00) Dollar and other goods and valuable consideration does hereby assigns, transfer all its rights and title and interest in and to certain Conservation Easement(s) dated January 10, 2011 between New England National, LLC Niantic Real Estate, LLC and the Town of East Lyme and recorded in the East Lyme land records at volume 870 page 689 to the East Lyme Land Trust and a Conservation Easement between Niantic Real Estate,, LLC and the Town of East Lyme dated April 18, 2006 and the Town of East Lyme recorded in volume 742 page 502 of the East Lyme land records.

IN WITNESS WHEREOF, Torrance Family Limited Partnership has caused these presents to be signed this day of , 2020.

Signed, Sealed and Delivered
And in the presence of:

Town of East Lyme Planning Commission

STATE OF CONNECTICUT)

Notary Public: My Commission Expires

COUNTY OF NEW LONDON)

EXHIBIT F



PO Box 831
East Lyme, CT 06333
eastlymelandtrust.com

July 2, 2020

Kirk Scott, Chairman
Town of East Lyme
Planning Commission
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Assignment of Conservation Easements

Dear Chairman Scott and Members of the East Lyme Planning Commission:

This correspondence shall confirm that the East Lyme Land Trust has requested, and will accept, the Assignment of Conservation Easements provided to the Town of East Lyme by the developer of the Nottingham Hills Subdivision and recorded in the Land Records of East Lyme in Volume 742, Page 502 and Volume 870, Page 689.

Sincerely,

Ronald Luich
President

MEMORANDUM

TO: Gary Goeschel, East Lyme Town Planner
cc: Paul Geraghty, Esq.

FROM: Kristen Clarke, PE

DATE: July 7, 2020

RE: Re-Subdivision – Nottingham Hills Lots 19 & 21

Mr. Goeschel :

Please accept this correspondence as my response to your email dated June 29, 2020 which I enclose as Ex. 1. Please also make this memorandum and its exhibits a part of the record of the above referenced Re-Subdivision Application of Nottingham Hills Subdivision lots 19 & 21.

As an initial matter, we submitted a plan entitled "4-lot re-subdivision of lots 19 & 21 conventional plan" on March 3, 2020 at the same time as our application to comply with the requirements of Section 4-2-4 of the East Lyme Subdivision Regulations. I enclose a copy of the plan as Ex. 2.

Additionally, we provided at the time of application on March 3, 2020

- A) A Map Entitled "Topographic Survey of Lots 19 & 21 Nottingham Hills Subdivision, East Lyme Connecticut, Dated March 26, 2019, Prepared for Property Owner: English Harbour Asset Management LLC, c/o Kristen Clarke P.E., 375 N. Bend Drive, Manchester, New Hampshire, **Prepared, Signed and Stamped by Donald L. Gesick Jr. L.S., Reg. No. 18417, Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut 06413**". This Map was met and intended to provide the information required by Section 5-2-3C of the Subdivision Regulations. Ex. 3.
- B) A Map Entitled "Lot Line Revisions, Nottingham Hills Subdivision Lots 19, 20, 21, & 32, Property Owner: English Harbour Asset Management LLC, c/o Kristen Clarke P.E., 375 N. Bend Drive, Manchester, NH, dated February 1, 2019 and revised through 11/8/2019, **Prepared, Signed and Stamped by Donald L. Gesick Jr. L.S., Reg. No. 18417, Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut 06413**". This map was met and intended to provide documentation and support for the compliance and intent of the Open Space provisions of the Conservation Design Development Regulations, Chapter 23 of the East Lyme Zoning Regulations. Ex. 4.

I would also like to address Mr. Beni's apparent distress over the proposed subdivision plan, and revisions thereto, dated January 29, 2020 being marked "Draft". Under normal and customary practices, at least that I am aware of, a "draft submission" allows us to receive staff comments and make revisions prior to the commission's "first look" at an application's plans. In the case of this application we received staff comments for the first time on June 30, 2020 nearly four months after submission of the initial plans on March 3, 2020. With regards to Mr. Beni's comments purportedly dated 3/30/2020, I would note that there have been two (2) revisions since that date based upon the input from the Inland Wetlands Agency making most of Mr. Beni's comments moot. We will address the remaining minor revisions addressed in Mr. Beni's in our updated plans, will add the revision(s) date and will delete the "DRAFT" reference to alive Mr. Beni's apparent distress. I have attached a copy of the "email trail" regarding Mr. Beni's March 30, 2020 comments as Ex. 11 and would note for the record you apparently had never received Mr. Beni's "comments" either. (see email Goeschel to Beni June 29, 2020; 4:40 p.m.) "Can you forward your March 30th comments to me. I for some reason don't have a copy in the file". The fact their neither of us received them demonstrates a lot.

I would also like to address the fact I have submitted numerous documents to you as Director of Planning via email; cc'd to Jen Lindo, that do not appear in the online "materials" section of the East Lyme Planning Commission web page. It is my understanding all documents making up the record are required to be uploaded. Those documents, exclusive of this email and exhibits, are as follows:

<u>Ex. No.</u>	<u>Date</u>	<u>Subject of Document</u>	<u># of Pages</u>
1.	June 29, 2020	Email form Gary Goeschel	1
2.	March 3, 2020	Yield Plan	1
3.	March 3, 2020	Cultural Resources Plan	1
4.	March 3, 2020	Lot Line Revision Plan	1
5.	March 16, 2020	Email from Jen Lindo Cancellation of April 7, 2020 Public Hearing	1
6.	March 16, 2020	Letter from Gary Goeschel Notice of rescheduled Public Hearing :May 5, 2020	1
7.	4/20/2020	Email to Goeschel Re: Abutter (Thomas)	2
8.	4/23/2020	Email re Compliance with 3/16/2020 letter from Goeschel re: site sign, certificate of mailing	46

9.	4/23/2020	Email re: Plan Revisions, Open Space Letter from East Lyme Land Trust	3
10.	6/22/2020	Plan Revisions	2
11.	6/30/2020	Email form Goeschel Beni Plan Comments	2

Mr. Goeschel, We are more than willing and prepared to comply with the East Lyme Subdivision Regulations for this and all other upcoming applications. We believe we have provided you, the Planning Commission and Ledge Light Health District, in good faith, that which is required. As you bore witness, we were more than willing to respond to concerns of the Inland Wetland Agency while navigating that process that they ultimately determined they had no jurisdiction over.

EXHIBIT 1

From: kristentclarke@gmail.com
 To: jtorra5608@aol.com
 Subject: Fwd: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020
 Date: Mon, Jun 29, 2020 5:42 pm

Sent from my iPhone

Begin forwarded message:

From: Gary Goeschel <ggoeschel@ctownhall.com>
Date: June 29, 2020 at 5:14:08 PM EDT
To: "kristentclarke@gmail.com" <kristentclarke@gmail.com>, "pgeraghty@geraghtybonnano.com" <pgeraghty@geraghtybonnano.com>
Cc: Victor Benni <vbenni@ctownhall.com>, "dholmes@lhd.org" <dholmes@lhd.org>, Bill Mulholland <IMCEAEX-O=FIRST+20ORGANIZATION_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29_CN=RECIPIENTS_CN=Billm@nampr
Subject: FW: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Kristen and Paul,

Upon cursory review, the revised plan that was recently submitted June 25, 2020, needs to be stamped and signed by a land surveyor and engineer licensed in the state of CT, the "Draft" label removed, and the Revisions block updated to accurately reflect the revision date before staff completes any further review (see Victor's email below).

In addition, you will need to provide a Yield Plan pursuant to section 4-2-4 and a Resource Impact and Conservation Plan pursuant to Section 5-2-2(C). Also, I didn't see any Erosion and Sedimentation control notes on the plan. As such, you will need to provide an Erosion and Sedimentation Control Plan in accordance with Section 5-2-2(G), which requires a narrative on the site plan describing the following:

1. The development;
2. The schedule for grading and construction activities including:
 - a. Start and completion dates;
 - b. Sequence of grading and construction;
 - c. Sequence for installation and/or application of soil erosion and sediment control measures;
 - d. Sequence for final stabilization of the project site.
3. The design criteria for proposed soil erosion and sediment control measures and stormwater management facilities;
4. The construction details for proposed soil erosion and sediment control measures and storm water management facilities;
5. The installation and/or application procedures for proposed soil erosion and sediment control measures and stormwater management facilities;
6. The operations and maintenance program for proposed soil erosion and sediment control measures and stormwater management facilities;
7. Identification of a designated on-site individual responsible for installation, monitoring and correction of sediment control plan requirements and authorized to take corrective actions, as required, to ensure compliance with certified plans.

Please note, Section 5-2-2 (G) i. b. 10, requires a certification block Certification block entitled, "Erosion and Sedimentation Control Plan Certified by vote of the East Lyme Planning Commission on (date)" and a space for the signature of the Chairman or Secretary of the Commission. Finally, while there are no public improvements proposed, I would suggest submitting a construction sequence report for the driveway and rain garden. Please advise if you do not have a copy of Mr. Benni's March 30, 2020 review comments and we will get them to you immediately.

If you have any questions regarding this email or any of the Subdivision Regulations, please do not hesitate to contact me.

Thank you,
 Gary

Gary A. Goeschel II
 Director of Planning / Inland Wetlands Agent
 Town of East Lyme
 PO Box 519 | 108 Pennsylvania Avenue | Niantic, Connecticut 06357
 Office 860-691-4105 | Fax 860-691-0351
ggoeschel@ctownhall.com

From: Victor Benni <vbenni@eltownhall.com>
Sent: Monday, June 29, 2020 4:23 PM
To: Gary Goeschel <ggoeschel@eltownhall.com>
Cc: Jennifer Lindo <jlindo@eltownhall.com>
Subject: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Gary,

I just checked the Plan referenced above and noticed that it is still labelled as a "Draft" plan and the Revisions block has not been updated with a revision date. The Subdivision Plan and Design Report referenced in my comments to you from 3/30/2020 would also need to be updated and submitted for me to complete any future reviews.

Thanks,

Vic

Victor Benni, P.E.

Town Engineer

Town of East Lyme

PO Box 519

108 Pennsylvania Avenue

Niantic, CT 06357

(860) 691-4112

EXHIBIT 2

SUBDIVISION PLAN

PROPOSED CDD RE-SUBDIVISION
NOTTINGHAM HILLS SUBDIVISION
PHASE 3
4 LOT RESUBDIVISION OF LOTS 19 & 21
CONVENTIONAL PLAN
C. CROCKFORD

1

FOR REFERENCE: 1. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 1, 2000. 2. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 2, 2000. 3. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, 2000. 4. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, 2000. 5. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, 2000. 6. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, 2000. 7. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, 2000. 8. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, 2000. 9. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, 2000. 10. 8 PLOW LOTS 14, 15, 21, 22, 23 & 24, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, 2000.

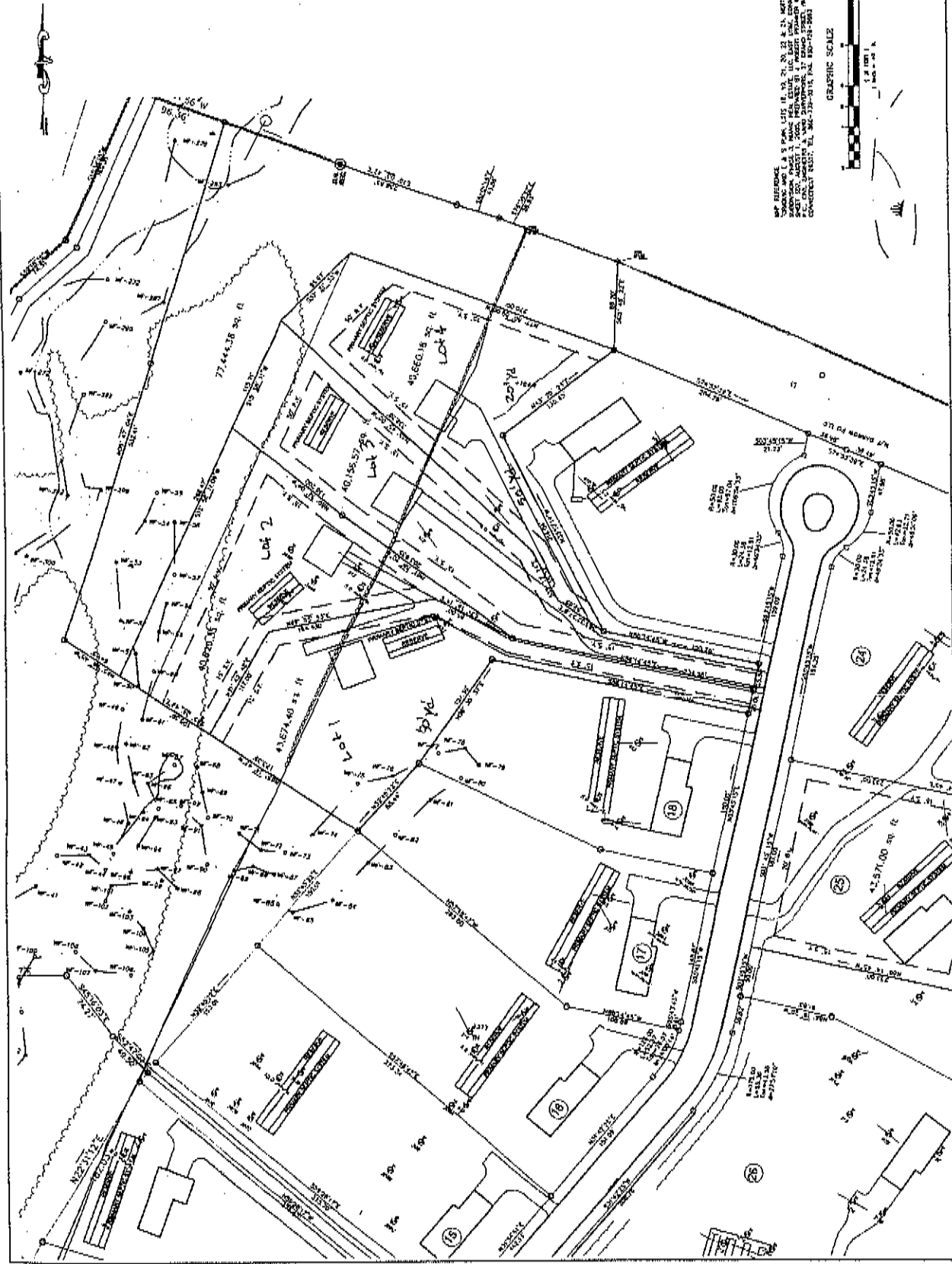
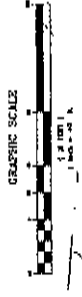
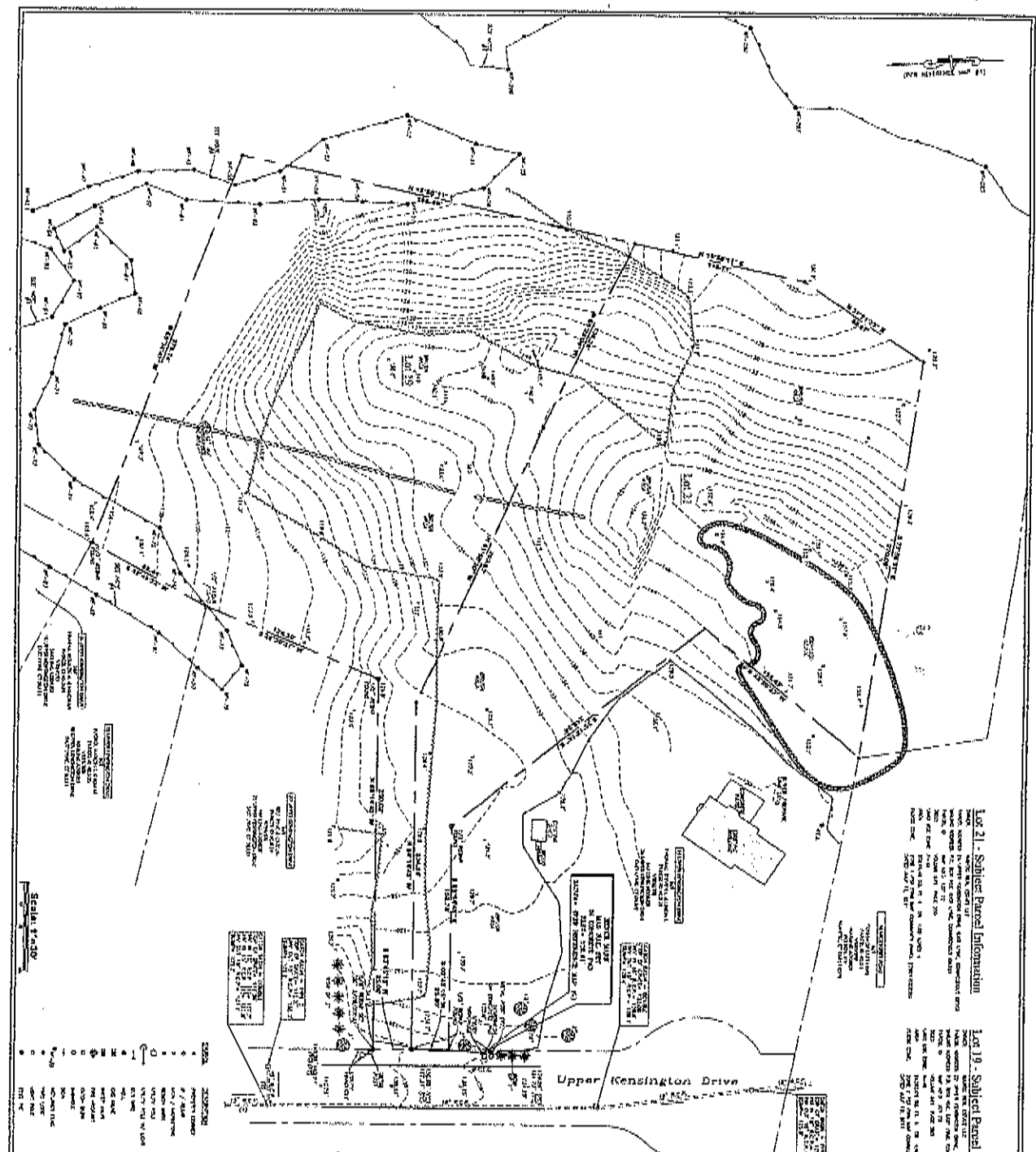


EXHIBIT 3



Lot 21 - Subject Parcel Information

APRIL 1995

APPROXIMATE AREA: 100,000 SQ. FT. (2.28 AC.)

ADJACENT PARCELS: TO THE EAST, LOT 20; TO THE SOUTH, LOT 18; TO THE WEST, LOT 22; TO THE NORTH, LOT 23.

OWNER: [Name]

ADDRESS: [Address]

Lot 19 - Subject Parcel Information

APRIL 1995

APPROXIMATE AREA: 50,000 SQ. FT. (1.14 AC.)

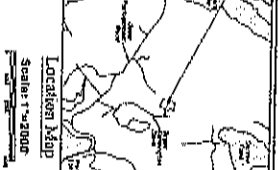
ADJACENT PARCELS: TO THE EAST, LOT 18; TO THE SOUTH, LOT 20; TO THE WEST, LOT 17; TO THE NORTH, LOT 16.

OWNER: [Name]

ADDRESS: [Address]

Reference Maps

- 1. [Map Name]
- 2. [Map Name]
- 3. [Map Name]
- 4. [Map Name]
- 5. [Map Name]
- 6. [Map Name]
- 7. [Map Name]
- 8. [Map Name]
- 9. [Map Name]
- 10. [Map Name]
- 11. [Map Name]
- 12. [Map Name]
- 13. [Map Name]
- 14. [Map Name]
- 15. [Map Name]
- 16. [Map Name]
- 17. [Map Name]
- 18. [Map Name]
- 19. [Map Name]
- 20. [Map Name]
- 21. [Map Name]
- 22. [Map Name]
- 23. [Map Name]
- 24. [Map Name]
- 25. [Map Name]



Scale 1:50,000

Symbol	Description
○	Survey Station
○	Property Corner
○	Well / Casing
○	Utility Pole / Box
○	Water Main
○	Gas Main
○	Electric Line
○	Phone Line
○	Lightning Rod
○	Other

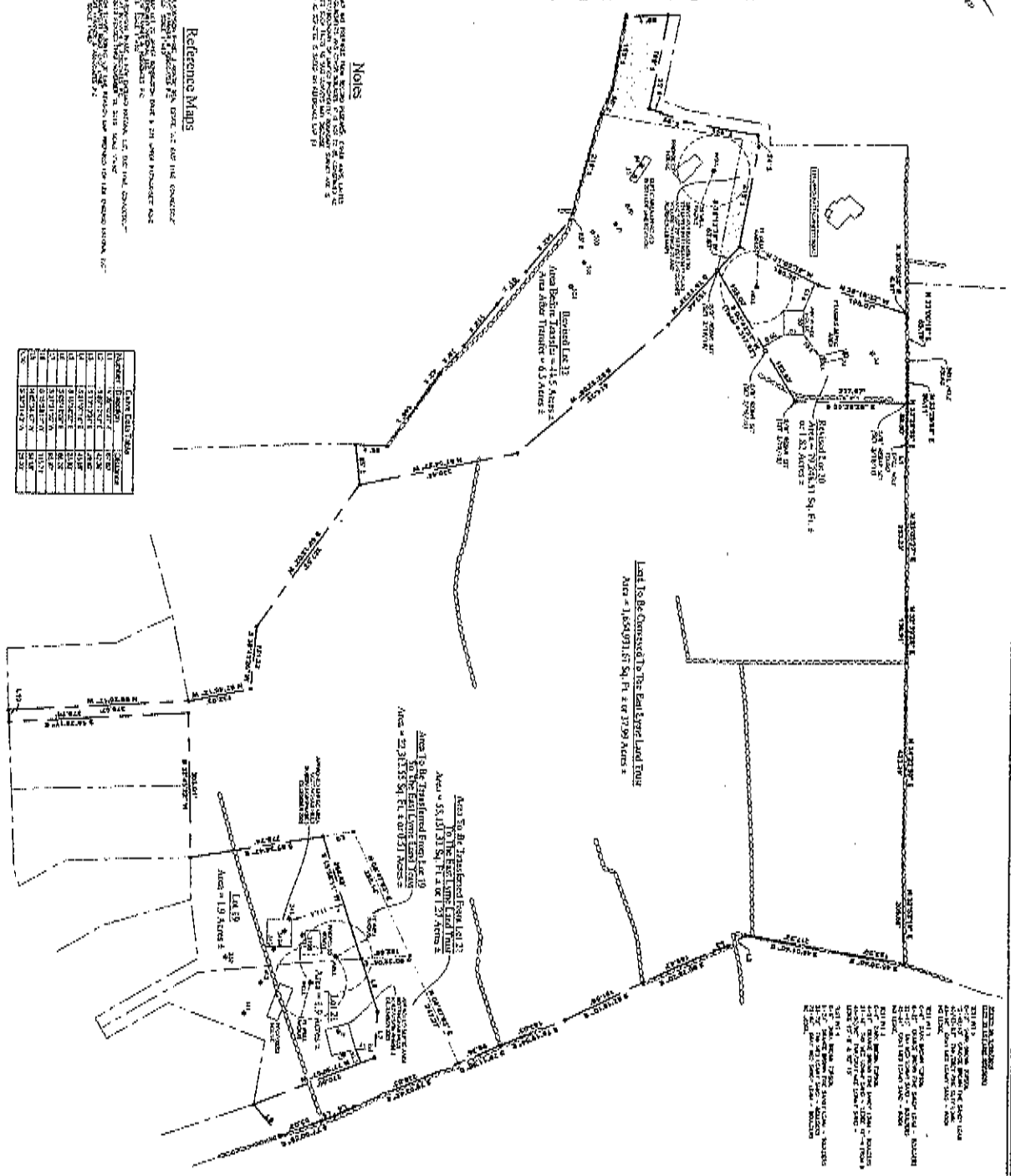
Notes

- The information shown on this map was obtained from the survey data provided by the client.
- The client is responsible for the accuracy of the information provided.
- This map was prepared for the purpose of [purpose].
- The map is not to be used for any other purpose.
- The map is not a legal document.
- The map is not to be used as a basis for any legal action.
- The map is not to be used as a basis for any other action.
- The map is not to be used as a basis for any other action.
- The map is not to be used as a basis for any other action.
- The map is not to be used as a basis for any other action.

EXHIBIT 4



Upper Palmyresville Road



Notes

1. THIS PLAN AND INSTRUMENT ARE SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.
2. THE AREA SHOWN AS TRANSFERRED HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.
3. THE AREA SHOWN AS TRANSFERRED HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.
4. THE AREA SHOWN AS TRANSFERRED HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.
5. THE AREA SHOWN AS TRANSFERRED HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.
6. THE AREA SHOWN AS TRANSFERRED HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.
7. THE AREA SHOWN AS TRANSFERRED HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.
8. THE AREA SHOWN AS TRANSFERRED HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.
9. THE AREA SHOWN AS TRANSFERRED HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.
10. THE AREA SHOWN AS TRANSFERRED HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.

Reference Maps

1. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.
2. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.
3. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.
4. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.
5. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.
6. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.
7. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.
8. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.
9. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.
10. Palmyresville Township, Deed Book 14, Page 100, dated 12/15/1975.

Lot Number	Area	Acres	Front Footage
19	Area 19	1.9	127
20	Area 20	55.131	1,377
21	Area 21	22.213	400

THIS PLAN AND INSTRUMENT ARE SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY HEREIN SHOWN.

THE STATE OF NEW YORK, County of Sullivan, ss. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original instrument recorded in the Office of the County Clerk of Sullivan County, New York, on this 1st day of November, 2011.

Notary Public in and for the State of New York

Legend

- Solid line: PROPERTY BOUNDARY
- Dashed line: EASEMENT
- Dotted line: UTILITY LINE
- Double line: PROPERTY LINE
- Thin solid line: EASEMENT
- Thin dashed line: UTILITY LINE

Scale: 1" = 100'

Lot Line Revisions
 2011/11/01
 2011/11/01
 2011/11/01
 2011/11/01

GESICK & ASSOCIATES, P.C.
 SULLIVAN COUNTY ENGINEERS & PLANNERS
 300 N. 4TH ST. SUITE 100
 CANTON, NY 13731
 OFFICE: 800-665-7763 FAX: 800-660-3833
 www.gesick.com

1 of 1



EXHIBIT 5

From: Kristen Clarke <kristentclarke@gmail.com>
To: Jeff <jtorra5608@aol.com>
Subject: Fwd: Nottingham Hills Subdivision Public Hearing Change
Date: Mon, Mar 16, 2020 11:16 am

Sent from my iPhone

Begin forwarded message:

From: Jennifer Lindo <jlindo@eltownhall.com>
Date: March 16, 2020 at 11:13:20 AM EDT
To: "kristentclarke@gmail.com" <kristentclarke@gmail.com>, "Paul Geraghty (pgeraghty@geraghtybonnano.com)" <pgeraghty@geraghtybonnano.com>, "don@gesicksurveyors.com" <don@gesicksurveyors.com>
Cc: "Jeffrey Torrance (JTorra5608@aol.com)" <JTorra5608@aol.com>, Gary Goeschel <ggoeschel@eltownhall.com>
Subject: Nottingham Hills Subdivision Public Hearing Change

Good Morning Kristen,

In light of the public health concerns over COVID-19, the Town of East Lyme is cancelling its public meetings of its Boards and Commissions for approximately one month.

Your 4-lot subdivision application for 22 and 24 Upper Kensington Dr was scheduled to be heard on April 7, 2020, and that meeting has been cancelled.

We hope to resume regular meetings in May, the first meeting would be May 5, 2020. We are anticipating to open your public hearing at that time. I have corrected the legal ad and will be sending you a new notification letter.

We apologize for the inconvenience, and appreciate your consideration and patience as we all work together to get through this. Please confirm receipt of this email.

If you have any questions please contact Gary directly.

Be well,

Jennifer

Jennifer Lindo

Administrative Assistant, Land Use

Town of East Lyme

108 Pennsylvania Ave

PO Box 519

Niantic, CT 06357

(860) 691-4114

Fax: (860) 691-0351

EXHIBIT 6

Town of

P.O. Drawer 519
Department of Planning



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
Phone (860) 691-4114
Fax (860) 691-0351

March 16, 2020

Via Certified Mail: 7018 0680 0000 9737 3603

Kristen T. Clarke, P.E.
20 Risingwood Dr
Bow, NH 03304

RE: PUBLIC HEARING NOTICE
22 and 24 Upper Kensington Dr, East Lyme, Subdivision

Dear Ms. Clarke,

Please be advised that the above referenced Subdivision application has been re-scheduled for public hearing on May 5, 2020. Pursuant to Section 4-4-3 of the Town of East Lyme Subdivision Regulations as the applicant you shall mail notification of the pending application to at least one owner of each property within 200 feet or less, not more than fifteen days nor less than two days before the date set for the public hearing, and evidence of such mailing, in the form of US Post Office Certificates of Mailing shall be submitted for inclusion into the record of the hearing. The applicant is further required to post a sign, at least fifteen days prior to the public hearing.

If you have any further questions please do not hesitate to contact the Director of Planning at (860) 691-4105 or visit the East Lyme Planning Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary A. Goeschel II", is written over a horizontal line.

Gary A. Goeschel II
Director of Planning

EXHIBIT 7

From: kristentclarke@gmail.com,
To: ggoeschel@eltownhall.com,
Cc: jason@pazzconstruction.com, jtorra5608@aol.com,
Subject: Re: Fw: Upper Kensington Drive in East Lyme
Date: Mon, Apr 20, 2020 2:58 pm

Dear Mr. Goeschel,

We have not spoken to Mr. Thomas however I would like to point out the following to you based on the revised plan I forwarded to you earlier today;

- 1) Each of the 3 lots to be built upon exceed 40,000 s.f. in size
- 2) Lot 4 is being donated to the East Lyme Land Trust, Inc. despite there being no obligations (under the applicable East Lyme Subdivision or Zoning Regulations i.e. CDD) to do so.
- 3) The existing Declaration of Covenants and Restrictions actually requires 2600 s.f. Based upon an 56' x 30' footprint Mr. Pazzaglia can easily provide the the required 2600 s.f. by either adding a second floor or walk out "lower level".
- 4) In addition to the notice of public hearing which will be mailed this week per your 3/16/2020 letter to me we intend to provide a copy of the proposed re subdivision plan which will demonstrate to Mr. Thomas, and all other abutter's that the land directly behind his house (Proposed Lot 4) will remain in "Open Space in perpetuity".

Please feel free to contact me should you require further information.

Kristen T. Clarke P.E.

On Mon, Apr 20, 2020 at 11:06 AM Gary Goeschel <ggoeschel@eltownhall.com> wrote:

Jason,

Do you know if anyone from your team has spoken to the individual at the end of the cul-de-sac regarding the re-subdivision application?

Gary A. Goeschel II
Director of Planning/ Inland Wetlands Agent
Town of East Lyme

PO Box 519
108 Pennsylvania Avenue
Niantic, CT 06357
Office: (860) 691-4105
Fax: (860) 691-0351
Mobile: (860) 235-6211

From: Stephen Thomas <sjthomas2010@gmail.com>
Sent: Sunday, April 19, 2020 6:55 PM
To: Gary Goeschel
Subject: Upper Kensington Drive in East Lyme

Hello, I live at 26 Upper Kensington Drive in East Lyme. I understand that there were 2 lots behind my house that was supposed to use a shared driveway. Now I see a sign about a proposed sub division. Would you have any more detailed information? When we bought our lot we were told all homes needed to be on a minimum on 1 acre and when I spoke to the owner last year he told me he was shrinking the lots and selling the rest to the East Lyme land trust so it is a little bit of a shock to me that there is a proposed sub dividing in an area in

4/20/2020

Re: Fw: Upper Kensington Drive in East Lyme

which there were only 2 lots. When we built our house there were minimum square footage requirements and such 2700 sq feet. Is he putting in a bunch of small houses with no property?

Any info would be greatly appreciated.

Regards,

Stephen Thomas

EXHIBIT 8

MEMORANDUM

VIA EMAIL

TO: Gary Goeschel, East Lyme Town Planner
Paul Geraghty, Esq.
Jason Pazzaglia

FROM: Kristen Clarke, P.E.

DATE: April 23, 2020

RE: Re-Subdivision: Nottingham Hills Re-Subdivision Plan Lots 19 & 21


Attached please find the following per your letter to me dated March 16, 2020:

1. Picture of site sign installed on subject property on April 17, 2020. Ex. 1
2. Notices of mailing to 200' abutters together with the Town of East Lyme GIS generated 200' abutters list and applicable assessor's field cards. Ex. 2
3. A courtesy copy of the abutter's package mailed on April 23, 2020. Ex.3.

Please submit and include the enclosed into the record of the above referenced application.

Thank You.

EXHIBIT 1



PUBLIC NOTICE
This Property Proposed for:
SUBDIVISION
For information, contact
PLANNING DEPARTMENT
EAST LYME TOWN HALL

EXHIBIT 2

NOTTINGHAM HILLS SUBDIVISON

Lots 19 & 21 – 200' Abutters List

Niantic Real Estate LLC
P.O. Box 452
East Lyme, CT 06333

Nicole L. Blanchard
17 Upper Kensington Drive
East Lyme, CT 06333

Town of East Lyme
P.O. Box 519
Niantic, CT 06357

Steven J. & Linda F. Thomas
26 Upper Kensington Drive
East Lyme, CT 06333

English Harbour Asset Management LLC
1741 Pioneer Avenue, suite 1939
Cheyenne, WY 82001

Wu Ping & Caitlin
20 Upper Kensington Drive
East Lyme, CT 06333

Aaron C. & Kim M. Bucko
18 Upper Kensington Drive
East Lyme, CT 06333

HOOKSETT
 1328 HOOKSETT RD STE 4B
 HOOKSETT, NH 03106-9716
 924814-0114
 (800)275-8777
 04/23/2020 02:40 PM

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope (Domestic) (NANTUCKET, CT 06357) (Weight: 0 Lb 3.10 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.60	\$1.60
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
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Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Large Envelope (Domestic) (EAST LYME, CT 06333) (Weight: 0 Lb 2.90 Oz) (Estimated Delivery Date) (Monday 04/27/2020)	1	\$1.40	\$1.40
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
Total:			\$20.50



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

APR 23 2020

Postmark Here

To: Nicole Blanchard
17 Upper Kensington Dr.
East Lyme, CT 06333

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

APR 23 2020
Postmark Here

To: Aaron C. & Kim M Bucko
15 Upper Kensington Dr.
East Lyme, CT 06333

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: Paul Geraghty Esq.
38 Granite Street
New London, CT 06320

APR 23 2020

Postmark Here

To: Wu Ping & Caitlin
20 Upper Kensington Dr.
East Lyme, CT 06333

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

To: Niantic Real Estate LLC
P.O. Box 452
East Lyme, CT 06333

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9055



Certificate Of Mailing

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From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

To: English Harbour Asset Mgmt.
1791 Pioneer Avenue, suite 1939
Cheyenne, WY 82001

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9055



Certificate Of Mailing

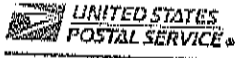
To pay fee, affix stamps or meter postage here

From: Paul Geraghty, Esq.
38 Granite Street
New London, CT 06320

To: Steven J & Linda F Thomas
80 Upper Kensington Dr.
East Lyme, CT 06333

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9055



Certificate Of Mailing

To pay fee, affix stamp or meter postage here

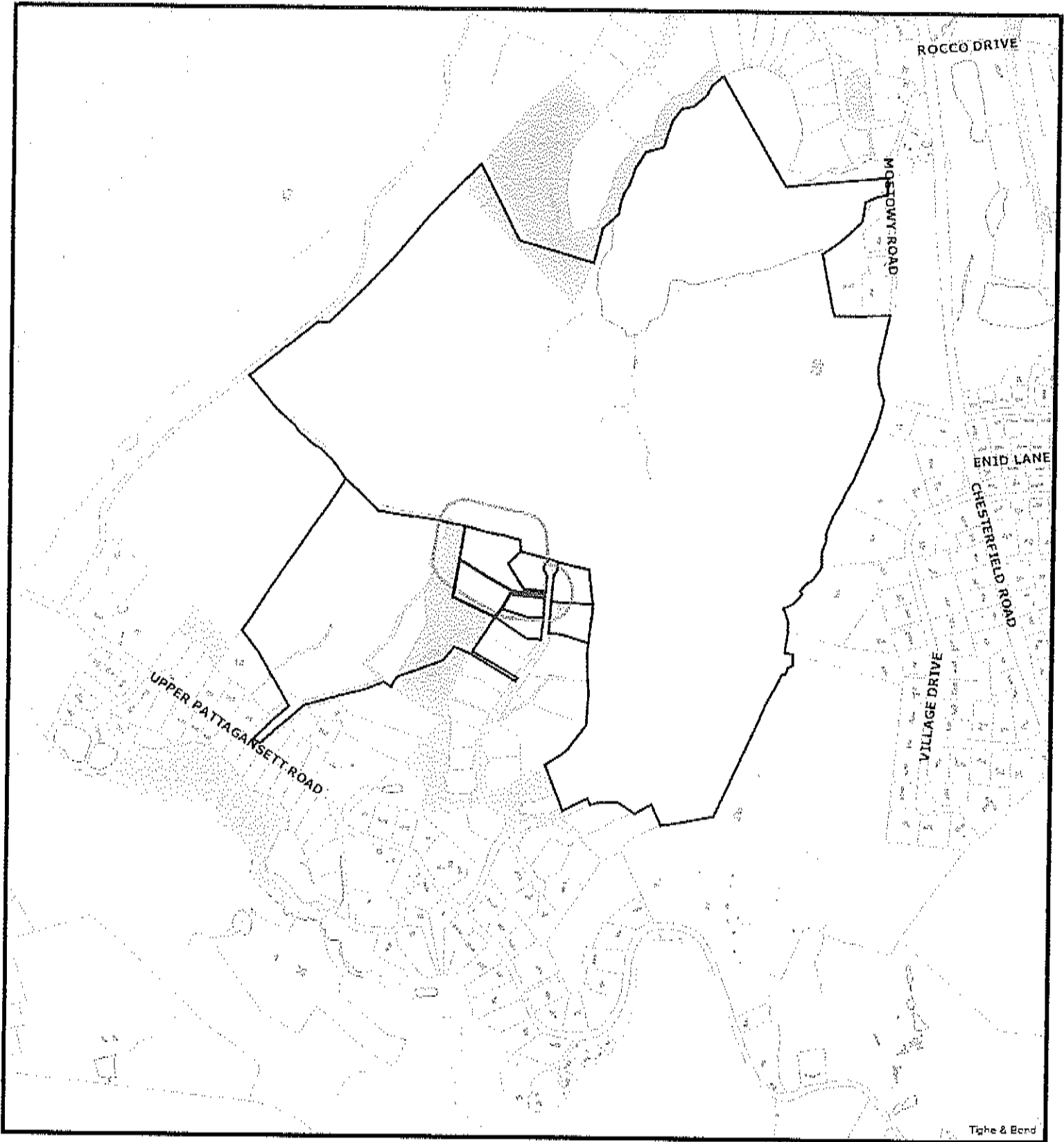
PS Form 3817, April 2007 PSN 7530-02-000-9065

From Paul Geraghty, Esq.
38 Granitic Street
New London, CT 06320

To: Town of East Lyme
P.O. Box 519
Niantic, CT 06357

Postmark Here

APR 23 2008



Tighe & Bond

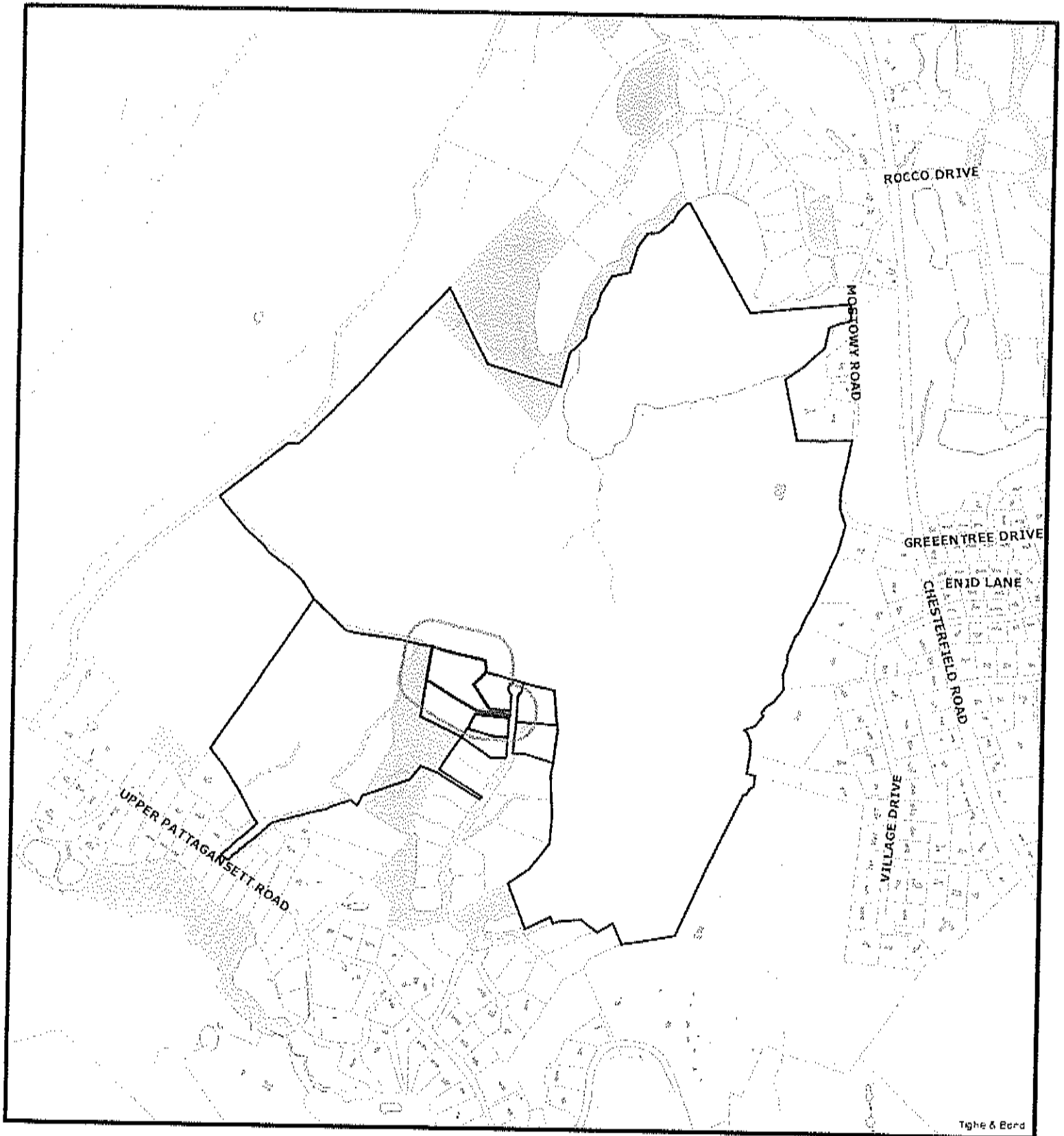
3/19/2020 5:24:01 PM

Scale: 1"=1000'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.





Tighe & Bond

3/19/2020 5:22:28 PM

Scale: 1"=1000'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



15 UPPER KENSINGTON DR

Location 15 UPPER KENSINGTON DR

Mblu 40.0/ 19/ / /

Acct# 009475

Owner NIANTIC REAL ESTATE LLC

Assessment \$105,560

Appraisal \$150,800

PID 101882

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$150,800	\$150,800

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$105,560	\$105,560

Owner of Record

Owner NIANTIC REAL ESTATE LLC
Co-Owner
Address PO BOX 452
 EAST LYME, CT 06333

Sale Price \$0
Certificate
Book & Page 849/ 300
Sale Date 05/27/2010
Instrument 03

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEW ENGLAND NATIONAL LLC	\$0		802/ 754	03	05/30/2008
NIANTIC REAL ESTATE LIMITED	\$0		694/ 107	04	01/07/2005

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

Building Attributes

Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	



(http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\32\28.JPG)

Building Layout

(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101882_9E)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1300
 Description RES ACLNDV MDL-00
 Zone R40
 Neighborhood 0060
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.78
 Frontage
 Depth
 Assessed Value \$105,560
 Appraised Value \$150,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$150,800	\$150,800
2018	\$0	\$150,800	\$150,800
2017	\$0	\$150,800	\$150,800

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$105,560	\$105,560
2018	\$0	\$105,560	\$105,560
2017	\$0	\$105,560	\$105,560

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17 UPPER KENSINGTON DR

Location 17 UPPER KENSINGTON DR

Mblu 40.0/ 20/ / /

Acct# 009476

Owner BLANCHARD NICOLE L

Assessment \$407,120

Appraisal \$581,600

PID 101883

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$430,800	\$150,800	\$581,600
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$301,560	\$105,560	\$407,120

Owner of Record

Owner BLANCHARD NICOLE L

Sale Price \$606,000

Co-Owner

Certificate

Address 17 UPPER KENSINGTON DR

Book & Page 998/ 78

EAST LYME, CT 06333

Sale Date 06/19/2018

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
LAUBACH KAWEL B & LESLIE	\$616,500		916/ 717	06/25/2013
STAUB DWIGHT D & JUDITH	\$180,000		759/ 136	11/20/2006
NIANTIC REAL ESTATE LIMITED	\$0		694/ 107	01/07/2005

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 3,717
Replacement Cost: \$457,607
Building Percent Good: 94

Replacement Cost

Less Depreciation: \$430,200

Building Attributes

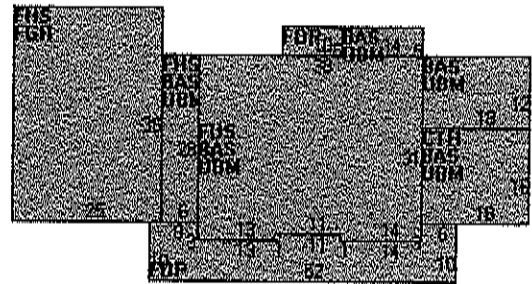
Field	Description
Style	Colonial
Model	Residential
Grade:	Good +
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	3
Total Rooms:	9
Bath Style:	Modern
Kitchen Style:	Modern

Building Photo



(http://images.vgsi.com/photos2/EastLymeCTPhotos/01\01\34\46.jpg)

Building Layout



(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101883_96)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,909	1,909	
FUS	Upper Story, Finished	1,167	1,167	
FHS	Half Story, Finished	1,068	641	
CTH	Cathedral Ceiling	288	0	
FGR	Garage	900	0	
FOP	Porch, Open, Finished	467	0	
UBM	Basement, Unfinished	1,909	0	
		7,708	3,717	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone R40
 Neighborhood 0060
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.73
 Frontage
 Depth
 Assessed Value \$105,560
 Appraised Value \$150,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80 S.F.	\$600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$430,800	\$150,800	\$581,600
2018	\$430,800	\$150,800	\$581,600
2017	\$430,800	\$150,800	\$581,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$301,560	\$105,560	\$407,120
2018	\$301,560	\$105,560	\$407,120
2017	\$301,560	\$105,560	\$407,120

16 MOSTOWY RD

Location 16 MOSTOWY RD

Mblu 40.0/ 5/ / /

Acct# 005337

Owner EAST LYME TOWN OF

Assessment \$3,548,230

Appraisal \$5,068,900

PID 7864

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$5,068,900	\$5,068,900
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$3,548,230	\$3,548,230

Owner of Record

Owner EAST LYME TOWN OF
Co-Owner DARROW POND PROPERTY
Address PO BOX 519
 NIAHTIC, CT 06357-0519

Sale Price \$0
Certificate
Book & Page 880/ 599
Sale Date 12/02/2011
Instrument 15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST FOR PUBLIC LAND DBA	\$0		880/ 592		12/02/2011
WEBSTER BANK NA	\$0		814/ 407	18	12/22/2008
DARROW POND LLC	\$5,600,000		678/ 643	13	07/29/2004
NEW ENGLAND NATIONAL LLC	\$0		449/ 135	03	04/01/1998

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0

Valuation Year	Improvements	Land	Total
2019	\$0	\$5,068,900	\$5,068,900
2018	\$0	\$5,068,900	\$5,068,900
2017	\$0	\$5,068,900	\$5,068,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$3,548,230	\$3,548,230
2018	\$0	\$3,548,230	\$3,548,230
2017	\$0	\$3,548,230	\$3,548,230

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26 UPPER KENSINGTON DR

Location 26 UPPER KENSINGTON DR

Mbiu 40.0/ 21/ / /

Acct# 009477

Owner THOMAS STEVEN J & LINDA E

Assessment \$319,200

Appraisal \$456,000

PID 101884

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$302,600	\$153,400	\$456,000
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$211,820	\$107,380	\$319,200

Owner of Record

Owner THOMAS STEVEN J & LINDA E

Sale Price \$132,000

Co-Owner

Certificate

Address 26 UPPER KENSINGTON DR

Book & Page 906/ 396

EAST LYME, CT 06333

Sale Date 01/25/2013

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MOORE JEFFREY J	\$0		883/ 784	01/30/2012
NEW ENGLAND NATIONAL LLC	\$0		883/ 782	01/30/2012
NIANTIC REAL ESTATE LIMITED	\$0		694/ 107	01/07/2005

Building Information

Building 1 : Section 1

Year Built: 2013
Living Area: 2,624
Replacement Cost: \$309,436
Building Percent Good: 97

Replacement Cost

Less Depreciation: \$300,200

Building Attributes

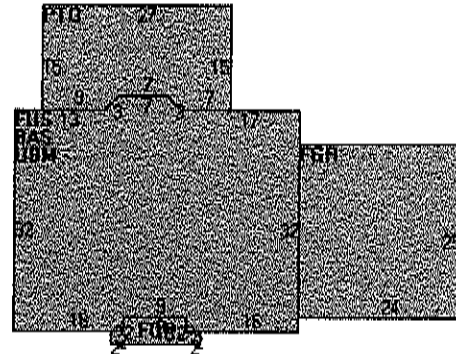
Field	Description
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Modern
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\58\40.jpg>)

Building Layout



(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101884_9E)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,312	1,312	
FUS	Upper Story, Finished	1,312	1,312	
FGR	Garage	600	0	
FOP	Porch, Open, Finished	44	0	
PTO	Patio	387	0	
UBM	Basement, Unfinished	1,312	0	
		4,967	2,624	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL	FIREPLACE	1 UNITS	\$1,400		1

Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone R40
 Neighborhood 0060
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.30
 Frontage
 Depth
 Assessed Value \$107,380
 Appraised Value \$153,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			144 S.F.	\$1,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$302,600	\$153,400	\$456,000
2018	\$302,600	\$153,400	\$456,000
2017	\$302,600	\$153,400	\$456,000

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$211,820	\$107,380	\$319,200
2018	\$211,820	\$107,380	\$319,200
2017	\$211,820	\$107,380	\$319,200

UPPER PATTAGANSETT RD

Location UPPER PATTAGANSETT RD

Mblu 39.0/ 10-1///

Acct# 009495

Owner ENGLISH HARBOUR ASSET

Assessment \$221,410

Appraisal \$316,300

PID 102020

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$316,300	\$316,300
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$221,410	\$221,410

Owner of Record

Owner ENGLISH HARBOUR ASSET
Co-Owner MANAGEMENT LLC
Address 1712 PIONEER AVE
 SUITE 1939
 CHEYENNE, WY 82001

Sale Price \$0
Certificate
Book & Page 1015/ 786
Sale Date 08/07/2019
Instrument 06

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ENGLISH HARBOUR ASSET	\$0		1006/ 434	03	12/21/2018
NEW ENGLAND NATIONAL LLC	\$0		745/ 136	03	06/13/2006
	\$0				

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

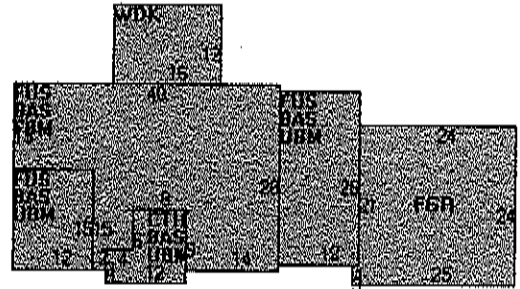
Field	Description
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	4
Total Rooms:	10
Bath Style:	Modern
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\32\33.JPG>)

Building Layout



(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101887_98)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,456	1,456	
FUS	Upper Story, Finished	1,348	1,348	
CTH	Cathedral Ceiling	108	0	
FBM	Basement, Finished	856	0	
FGR	Garage	579	0	
UBM	Basement, Unfinished	600	0	
WDK	Deck, Wood	192	0	
		5,139	2,804	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL	FIREPLACE	1 UNITS	\$1,300		1

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\00\67\40.jpg>)

Building Layout

(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/7864_8178)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/default.jpg>)

Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Layout

(http://images.vgsl.com/photos2/EastLymeCTPhotos/Sketches/7864_9786)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 903V
Description MUNICIPAL MDL-00
Zone SU-E
Neighborhood 0040
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 301.55
Frontage 0
Depth 0
Assessed Value \$3,548,230
Appraised Value \$5,068,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal

Replacement Cost
 Less Depreciation: \$0

Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\32\53.JPG>)

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Flxtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Layout

(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/102020_9E)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1300
 Description RES ACLNDV MDL-00
 Zone R40
 Neighborhood 0050
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 36.02
 Frontage
 Depth
 Assessed Value \$221,410
 Appraised Value \$316,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$316,300	\$316,300
2018	\$0	\$351,800	\$351,800
2017	\$0	\$351,800	\$351,800

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$221,410	\$221,410
2018	\$0	\$246,260	\$246,260
2017	\$0	\$246,260	\$246,260

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20 UPPER KENSINGTON DR

Location 20 UPPER KENSINGTON DR

Mblu 40.0/ 24/ 11

Acct# 009480

Owner WU PING & CAITLIN

Assessment \$323,470

Appraisal \$462,100

PID 101887

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$311,200	\$150,900	\$462,100
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$217,840	\$105,630	\$323,470

Owner of Record

Owner WU PING & CAITLIN

Sale Price \$157,000

Co-Owner

Certificate

Address 20 UPPER KENSINGTON DR
EAST LYME, CT 06333

Book & Page 794/ 512

Sale Date 01/24/2008

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NIANTIC REAL ESTATE LIMITED LIABILITY CO	\$0		694/ 107	01/07/2005

Building Information

Building 1 : Section 1

Year Built: 2008
Living Area: 2,804
Replacement Cost: \$336,866
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$309,900

Building Attributes

Land

Land Use

Use Code 1010
Description Single Fam MDL-01
Zone R40
Neighborhood 0060
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.93
Frontage
Depth
Assessed Value \$105,630
Appraised Value \$150,900

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$311,200	\$150,900	\$462,100
2018	\$311,200	\$150,900	\$462,100
2017	\$311,200	\$150,900	\$462,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$217,840	\$105,630	\$323,470
2018	\$217,840	\$105,630	\$323,470
2017	\$217,840	\$105,630	\$323,470

18 UPPER KENSINGTON DR

Location 18 UPPER KENSINGTON DR

Mblu 40.0/ 25/ 11

Acct# 009481

Owner BUCKO AARON C & KIM M

Assessment \$355,950

Appraisal \$508,500

PID 101888

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$357,700	\$150,800	\$508,500

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$250,390	\$105,560	\$355,950

Owner of Record

Owner BUCKO AARON C & KIM M

Sale Price \$502,440

Co-Owner

Certificate

Address 18 UPPER KENSINGTON DR

Book & Page 878/ 308

EAST LYME, CT 06333

Sale Date 10/25/2011

Instrument 07

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEW ENGLAND NATIONAL LLC	\$0		878/ 306	03	10/25/2011
NIANTIC REAL ESTATE LLC	\$0		849/ 300	03	05/27/2010
NEW ENGLAND NATIONAL LLC	\$0		802/ 754	03	05/20/2008
NIANTIC REAL ESTATE LIMITED	\$0		694/ 107	04	01/07/2005

Building Information

Building 1 : Section 1

Year Built: 2011
Living Area: 3,669
Replacement Cost: \$375,131

Building Percent Good: 95
 Replacement Cost
 Less Depreciation: \$356,400

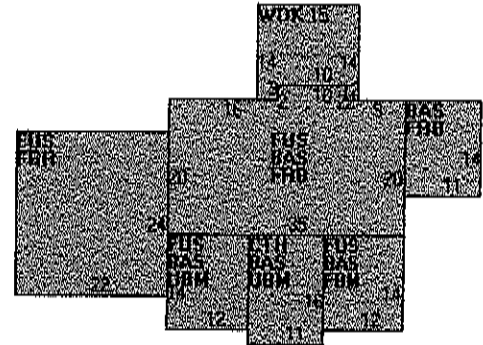
Building Photo



(http://images.vgsi.com/photos2/EastLymeCTPhotos/A01\01\32\34.JPG)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forcad Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Flxtrs:	2
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average

Building Layout



(http://images.vgsi.com/photos2/EastLymeCTPhotos/Sketches/101888_9E)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	1,584	1,584	
BAS	First Floor	1,386	1,386	
FRB	Fin Ralsed Bsmt	874	699	
CTH	Cathedral Ceiling	176	0	
FBM	Basement, Finished	168	0	
FGR	Garage	528	0	
UBM	Basement, Unfinished	344	0	
WDK	Deck, Wood	190	0	
		5,250	3,669	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	

FPL	FIREPLACE	1 UNITS	\$1,300	1
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Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone R40
 Neighborhood 0080
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.00
 Frontage
 Depth
 Assessed Value \$105,560
 Appraised Value \$150,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$357,700	\$150,800	\$508,500
2018	\$357,700	\$150,800	\$508,500
2017	\$357,700	\$150,800	\$508,500

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$250,390	\$105,560	\$355,950
2018	\$250,390	\$105,560	\$355,950
2017	\$250,390	\$105,560	\$355,950

EXHIBIT 3

MEMORANDUM

TO: Town of East Lyme
Niantic Real Estate, LLC
English Harbour Asset Management, LLC
Nicole L. Blanchard
Steven & Linda Thomas
Wu Ping & Caitlin
Aaron & Kim Bucko

FROM: Kristen Clarke, P.E.

DATE: April 23, 2020

SUBJECT: Re-Subdivision of Nottingham Hills Subdivision Lots 19 & 21

On behalf of our client Pazz and Construction LLC, we are required by the Town of East Lyme Subdivision Regulations Section 4-4-3 to provide you notice of the Public Hearing scheduled for May 5, 2020, Ex. A, due to the fact your property is located with 200 feet of property being subdivided, Ex. B.

We have also enclosed the following:

1. A copy of the proposed four lot re-subdivision plan. Ex. C. Please note that proposed lot 4 (Highlighted in Green) is being donated to the East Lyme Land Trust, Inc. ("ELLT") for open space. This lots abuts the nearly 38 acre parcel of land that ELLT will be closing the purchase of next month, Ex. D.
2. A copy of the letter from the East Lyme Land Trust, Inc. accepting the proposed donation of Lot 4, Ex. E.

Should you have any questions regarding the enclosed please feel free to email me at kristentclarke@gmail.com.

EXHIBIT A

Town of

P.O. Drawer 519
Department of Planning



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
Phone (860) 691-4114
Fax (860) 691-0351

March 16, 2020

Via Certified Mail: 7018 0680 0000 9737 3603

Kristen T. Clarke, P.E.
20 Risingwood Dr
Bow, NH 03304

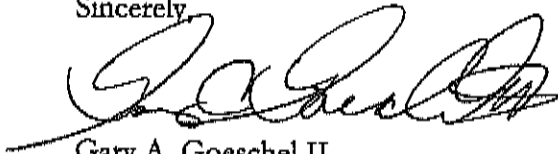
RE: PUBLIC HEARING NOTICE
22 and 24 Upper Kensington Dr, East Lyme, Subdivision

Dear Ms. Clarke,

Please be advised that the above referenced Subdivision application has been re-scheduled for public hearing on May 5, 2020. Pursuant to Section 4-4-3 of the Town of East Lyme Subdivision Regulations as the applicant you shall mail notification of the pending application to at least one owner of each property within 200 feet or less, not more than fifteen days nor less than two days before the date set for the public hearing, and evidence of such mailing, in the form of US Post Office Certificates of Mailing shall be submitted for inclusion into the record of the hearing. The applicant is further required to post a sign, at least fifteen days prior to the public hearing.

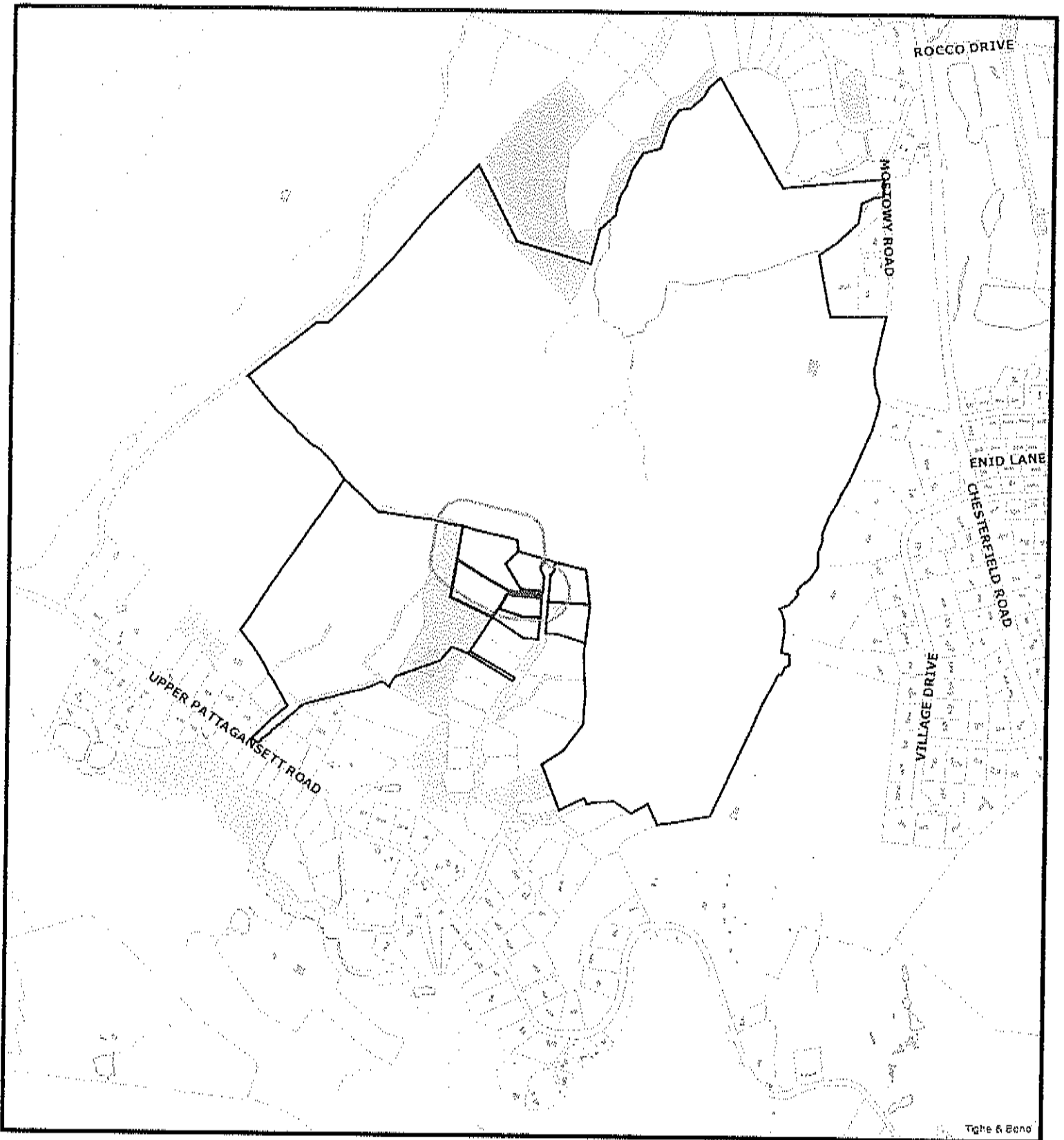
If you have any further questions please do not hesitate to contact the Director of Planning at (860) 691-4105 or visit the East Lyme Planning Department.

Sincerely



Gary A. Goeschel II
Director of Planning

EXHIBIT B



Tghe & Bond

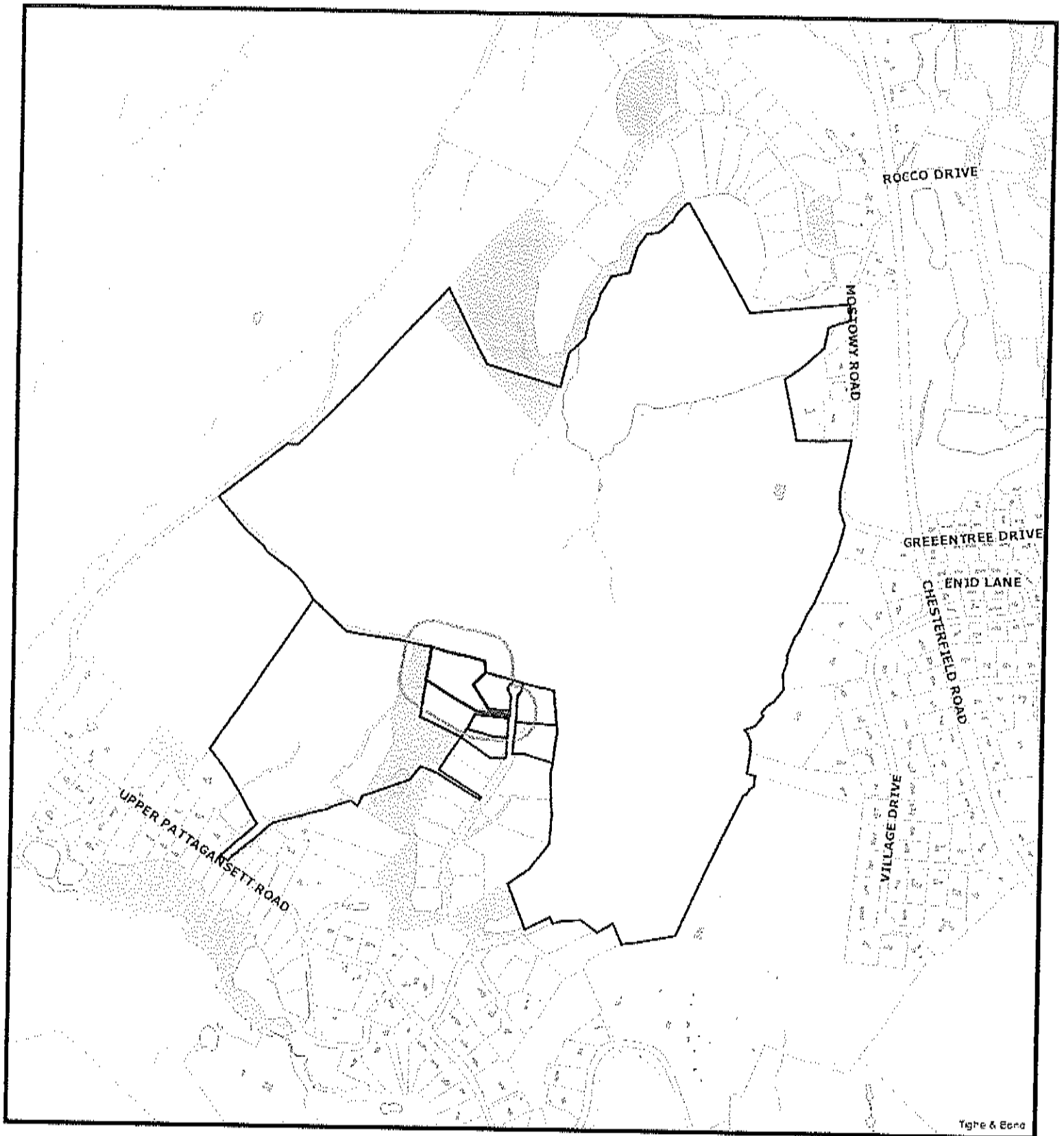
3/19/2020 5:24:01 PM

Scale: 1"=1000'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.





Tigre & Bond

3/19/2020 5:22:28 PM

Scale: 1"=1000'

Scale is approximate

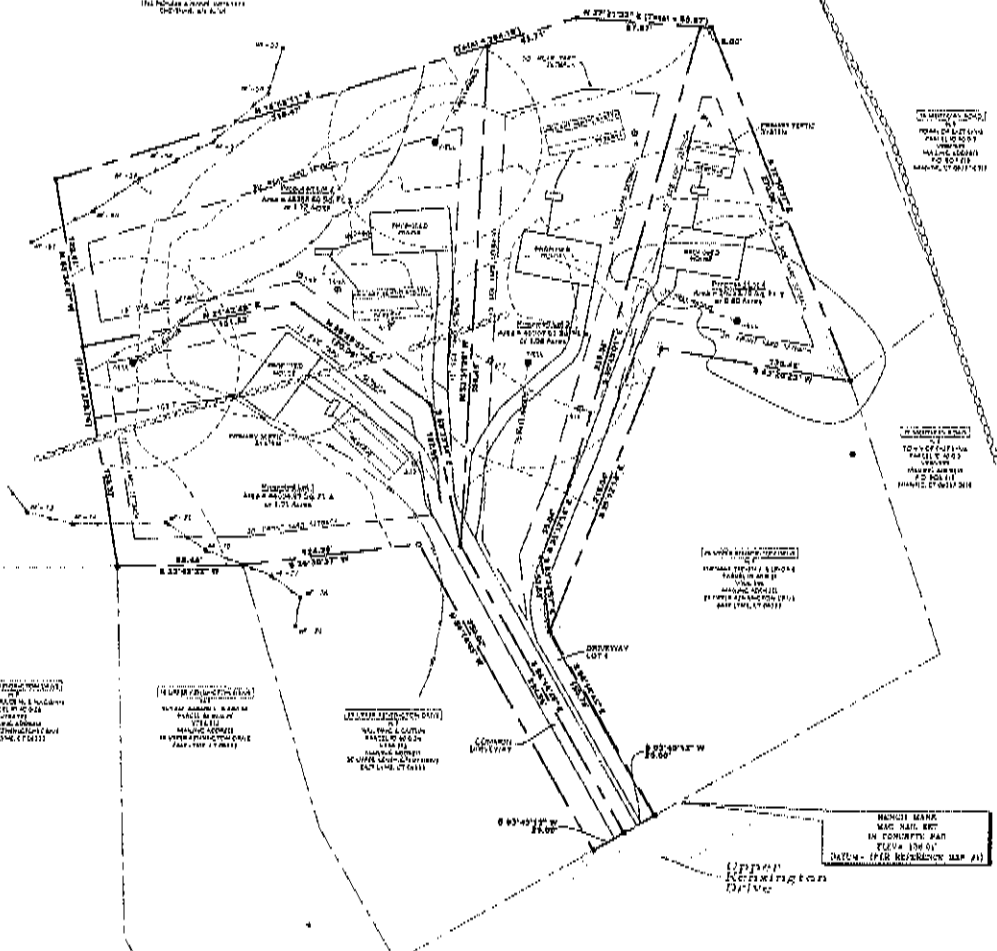
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



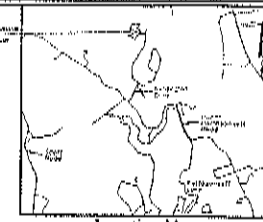
EXHIBIT C



GENERAL NOTES
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE TECHNICAL ASPECTS OF THE DESIGN.



3/15/14-14
 HONGKONG DESIGN CONSULTANTS
 20110101



Location Map
 Scale: 1"=2000'

Notes

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10. THE DESIGNER SHALL BE RESPONSIBLE FOR THE TECHNICAL ASPECTS OF THE DESIGN.

GESICK & ASSOCIATES, P.C.
 ARCHITECTS & PLANNERS
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303-733-7333
 FAX: 303-733-7334
 WWW.GESICK.COM

Reference Maps

1. HONGKONG DESIGN CONSULTANTS, 20110101, 1:1 SCALE, 100% COMPLETE.
2. HONGKONG DESIGN CONSULTANTS, 20110101, 1:1 SCALE, 100% COMPLETE.
3. HONGKONG DESIGN CONSULTANTS, 20110101, 1:1 SCALE, 100% COMPLETE.
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10. HONGKONG DESIGN CONSULTANTS, 20110101, 1:1 SCALE, 100% COMPLETE.

DRAFT

Scale: 1"=40'

Conservation Design Development
 Northham Hills Subdivision
 4 Lot Resubdivision of Lots 19 & 21

1 of 1

EXHIBIT D

Reference Maps

1. THE PLAN IS BASED UPON THE 1979 RECORD MAP OF THE DISTRICT OF COLUMBIA, DISTRICT OF COLUMBIA, DEPARTMENT OF DISTRICT PLANNING AND ZONING, AS AMENDED TO DATE.

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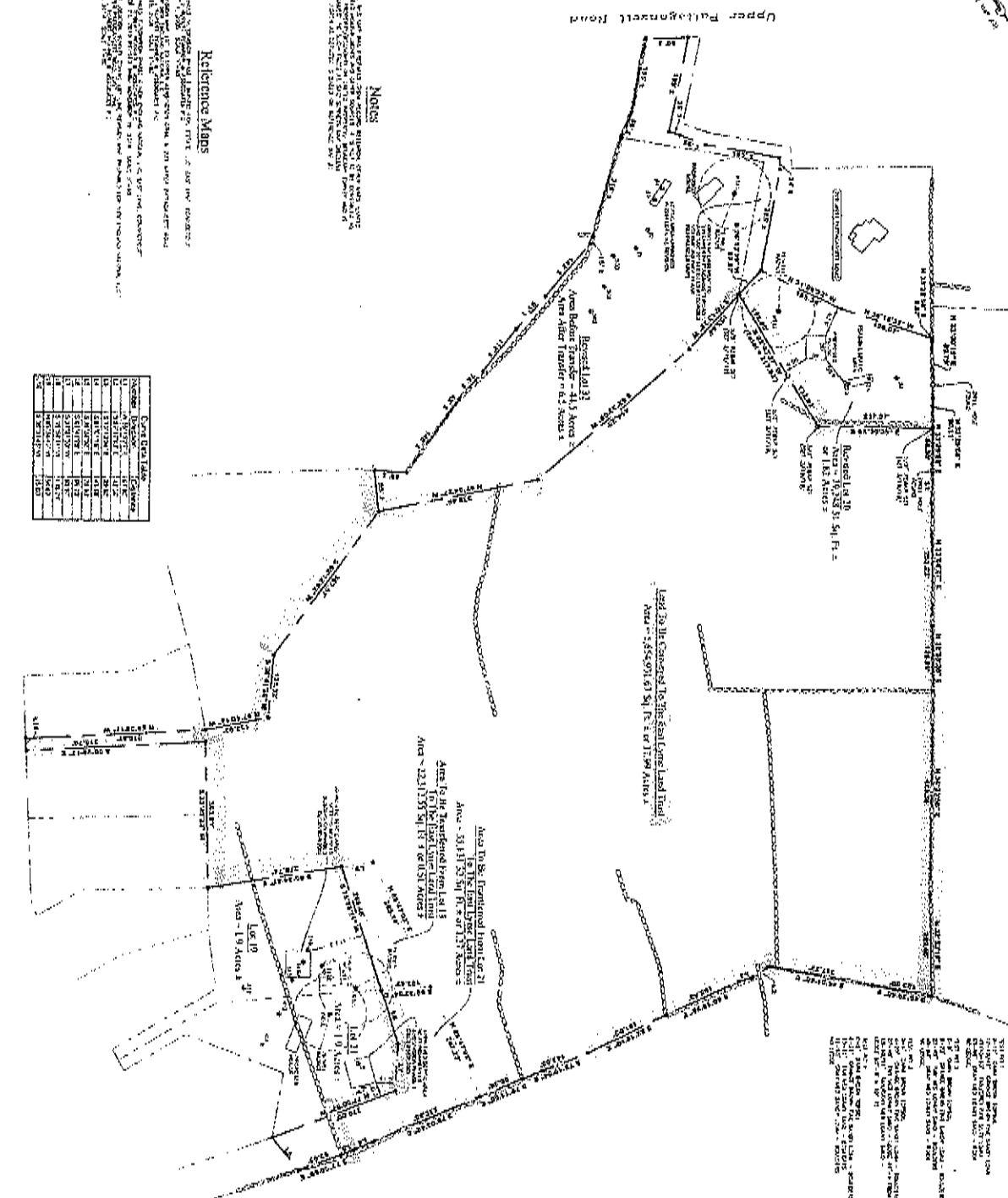
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NO.	DESCRIPTION	DATE
1	Original	1979
2	First Revision	1980
3	Second Revision	1981
4	Third Revision	1982
5	Fourth Revision	1983
6	Fifth Revision	1984
7	Sixth Revision	1985
8	Seventh Revision	1986
9	Eighth Revision	1987
10	Ninth Revision	1988
11	Tenth Revision	1989
12	Eleventh Revision	1990
13	Twelfth Revision	1991
14	Thirteenth Revision	1992
15	Fourteenth Revision	1993
16	Fifteenth Revision	1994
17	Sixteenth Revision	1995
18	Seventeenth Revision	1996
19	Eighteenth Revision	1997
20	Nineteenth Revision	1998
21	Twentieth Revision	1999
22	Twenty-first Revision	2000
23	Twenty-second Revision	2001
24	Twenty-third Revision	2002
25	Twenty-fourth Revision	2003
26	Twenty-fifth Revision	2004
27	Twenty-sixth Revision	2005
28	Twenty-seventh Revision	2006
29	Twenty-eighth Revision	2007
30	Twenty-ninth Revision	2008
31	Thirtieth Revision	2009
32	Thirty-first Revision	2010
33	Thirty-second Revision	2011
34	Thirty-third Revision	2012
35	Thirty-fourth Revision	2013
36	Thirty-fifth Revision	2014
37	Thirty-sixth Revision	2015
38	Thirty-seventh Revision	2016
39	Thirty-eighth Revision	2017
40	Thirty-ninth Revision	2018
41	Fortieth Revision	2019
42	Forty-first Revision	2020
43	Forty-second Revision	2021
44	Forty-third Revision	2022
45	Forty-fourth Revision	2023
46	Forty-fifth Revision	2024
47	Forty-sixth Revision	2025
48	Forty-seventh Revision	2026
49	Forty-eighth Revision	2027
50	Forty-ninth Revision	2028
51	Fiftieth Revision	2029
52	Fifty-first Revision	2030



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Legend

1. LOT LINE

2. EASEMENT

3. PROPERTY CORNER

4. UTILITY

5. ELEVATION

6. DISTANCE

7. BEARING

8. AREA

9. VOLUME

10. PERCENT

11. FRACTION

12. DECIMAL

13. OTHER

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Scale: 1"=100'

Lot Line Revisions

NOTTINGHAM HILLS SUBDIVISION LOTS 12, 20, 21 & 22

Property Owners English Harbour Asset Management LLC

c/o Wilson Giersch P.C.

375 N. Sand Drive

Manchester, NH

GESICK & ASSOCIATES, P.C.

SURVEYORS & ENGINEERS & PLANNERS

CLINTON, CONNECTICUT 06414

PHONE 860-669-7764 FAX 860-669-2822

www.gesick.com

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EXHIBIT E



PO Box 831
East Lyme, CT 06333
eastlymelandtrust.com

March 5, 2020

Jason Pazzaglia
172 Boston Post Road
East Lyme, CT 06333

Re: Donation of Land

Dear Mr. Pazzaglia:

Please accept this correspondence as notice of the East Lyme Land Trust's acceptance of your and or Pazz Construction LLC's offer to donate the property known as lot #4 identified on a plan for re-subdivision of Nottingham Hills Subdivision lots 19 & 21 presently ending before the Town of East Lyme Planning Commission.

This property abuts land we will be acquiring shortly and will provide us with an additional Public Road access location.

We thank you for your generosity.

Sincerely,


Ronald Luich
President

EXHIBIT 9

MEMORANDUM

TO: Gary Goeschel-Town of East Lyme Planner
Danielle Holmes-Ledge Light Health District
Jason Pazzaglia-Contract Purchaser/Applicant
Paul Geraghty, Esq.

FROM: Kristen Clarke, P.E.

DATE: April 20, 2020

SUBJECT: Revised Re-Subdivision Plan
Nottingham Hills Subdivision Lots 19&21

Attached is the revised re subdivision plan that incorporates the changes requested by Mr. Pazzaglia;

1. The house footprints on all four lots have been changed in size to 56'x30'.
2. The lot lines between lots 1&2, 2&3 and 3&4 have been changed to accommodate the new house foot prints.
3. Septic areas have been modified as follows:
 - Lot 1 We rotated northeast corner of the proposed system area to match grade contour
 - Lot 2 We moved the system area to conform to this systems already approved feasible area (Lot 19 Phase 3 Approval)
 - Lot 3 No Changes
 - Lot 4 We moved the proposed system area 20' in an easterly direction.

Note As to Lot 4. This lot is being donated by Mr Pazzaglia to the East Lyme Land Trust for Open Space.

Email Addresses:

ggoeschel@eltownhall.com

dholmes@llhd.org

jpazz17@gmail.com

pgeraghty@geraghtybonnano.com



PO Box 831
East Lyme, CT 06333
eastlymelandtrust.com

March 5, 2020

Jason Pazzaglia
172 Boston Post Road
East Lyme, CT 06333

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This property abuts land we will be acquiring shortly and will provide us with an additional Public Road access location.

We thank you for your generosity.

Sincerely,


Ronald Luich
President

EXHIBIT 10

MEMORANDUM

TO: Gary Goeschel, East Lyme Town Planner
FROM: Kristen Clarke, P.E.
DATE: June 22, 2020
RE: Re-Subdivision – Nottingham Hills Subdivision Lots 19 & 21

1. We have increased the scale to 1"=30' for easier review.
2. We have relocated the house locations on proposed lot 1 further away from the Inland Wetland Upland Review area.
3. We have directed the impervious surface drainage from all three proposed lots to the rain garden.
4. We have modified the land area to be donated to the East Lyme Land Trust.

Fee Interest .20 acre
Conservation Easement TBD acres

We will finalize the easement area once I am finished with the Ledge Light Health District permitting for septic/well locations.

5. We have modified the septic and well locations as follows:
Proposed Lot 1: Test hole 332 – no change
Proposed Lot 2: Test hole "B"
Proposed Lot 3: Test hole "A"/perk test (both from 2005 approved plans)
6. We have eliminated lot 4 because we can transfer land to the East Lyme Land Trust without creating an additional lot per the Connecticut General Statutes.
7. We have extended erosion and sedimentation control (silt fence) to the entirety of the 100' Upland Review area of the Inland Wetlands on or near the subject properties.

EXHIBIT 11

From: Gary Goeschel <ggoeschel@eltownhall.com>
Sent: Monday, June 29, 2020 4:40 PM
To: Victor Benni <vbenni@eltownhall.com>
Subject: RE: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Can you forward your March 30th comments to me. I for some reason don't have a copy in the file.

From: Victor Benni <vbenni@eltownhall.com>
Sent: Monday, June 29, 2020 4:23 PM
To: Gary Goeschel <ggoeschel@eltownhall.com>
Cc: Jennifer Lindo <jlindo@eltownhall.com>
Subject: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Gary,

I just checked the Plan referenced above and noticed that it is still labelled as a "Draft" plan and the Revisions block has not been updated with a revision date. The Subdivision Plan and Design Report referenced in my comments to you from 3/30/2020 would also need to be updated and submitted for me to complete any future reviews.

Thanks,

Vic

Victor Benni, P.E.

Town Engineer

Town of East Lyme

PO Box 519

108 Pennsylvania Avenue

Niantic, CT 06357

(860) 691-4112

From: Gary Goeschel [mailto:ggoeschel@eltownhall.com]

Sent: Tuesday, June 30, 2020 12:03 PM

To: Paul Geraghty <pgeraghty@geraghtybonnano.com>; kristentclarke@gmail.com

Cc: Jennifer Lindo <jlindo@eltownhall.com>; Victor Benni <vbenni@eltownhall.com>

Subject: FW: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Paul,

As discussed attached are Victor's comments.

Gary

From: Victor Benni <vbenni@eltownhall.com>

Sent: Tuesday, June 30, 2020 9:04 AM

To: Gary Goeschel <ggoeschel@eltownhall.com>

Subject: RE: Conservation Design Development - Nottingham Hills Subdivision - 4 Lot Resubdivision of Lots 19 & 21 - January 29, 2020

Refer to attachment.

Victor Benni, P.E.

Town Engineer

Town of East Lyme

(860) 691-4112

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357



Town Engineer
Victor A. Benni, P.E.

860-691-4112
FAX 860-739-6930

To: Gary A. Goeschel II, Director of Planning
From: Victor Benni, P.E., Town Engineer *V. Benni*
Date: March 30, 2020
Re: 22 & 24 Upper Kensington Drive – Nottingham Hills
Subdivision Application Review

Information submitted by the Applicant which was considered in this review:

- Topographic Survey of Lots 19 & 21, Nottingham Hills Subdivision, East Lyme, Connecticut, Sheet: 1 of 1, Date: 3/26/2019, by: Gesick & Associates, P.C.
- Subdivision Plan, Proposed CDD Re-Subdivision, Nottingham Hills Subdivision, Phase 3, 4 Lot Resubdivision of Lots 19 & 21, Conventional Plan, East Lyme, Connecticut, Sheet: 1, Date: None Listed, by: No Source Listed.
- “Draft” Conservation Design Development, Nottingham Hills Subdivision, 4 Lot Resubdivision of Lots 19 & 21, Sheet: 1 of 1, Date: 01/29/2020, by: Gesick & Associates, P.C.
- Design Report, 4 Lot Re-Subdivision, Upper Kensington Drive, East Lyme, Connecticut, Submitted with Application.

This office has reviewed the above referenced information and has the following general comments:

1. All plans (Topographic, Subdivision, Site Plan, & Etc.) shall be signed & sealed by the appropriate professional(s). The Conservation Design Development plan should be updated from “Draft” status. Additional review by the East Lyme Engineering Department will be necessary, based on signed & sealed drawing set.
2. The Design Report indicates that the fourth lot will be deeded to the East Lyme Land Trust. The “Draft” Conservation Design Development (CDD) plan conflicts with this scenario, depicting a full single-family residential buildout of Lot 4.
3. The Design Report indicates no activity being proposed in the wetlands or the 100’ upland review area. The “Draft” CDD plan conflicts with this scenario, depicting a septic tank and leaching area in the 100’ upland review area for Lot 2.
4. The Design Report indicates that roof drainage “gutters” will be tied into footing drains. This is not an accepted practice; roof drainage shall not tie into footing drain system.
5. Update the Subdivision Plan to include symbols and labels for existing and proposed property corners for Lots 1 thru 4.
6. Update the Subdivision Plan to include access/utility easement information over Lots 1 & 3, in favor of Lots 2 & 4.
7. Update the Subdivision Plan to include more accurate and clear information regarding the building setback lines for all four lots.
8. Update the Subdivision Plan to include labels for the proposed buildings, access drives, and Upper Kensington Drive.

9. Update the "Draft" CDD plan to include proposed grading, limit of disturbance, proposed driveway(s) extending to Upper Kensington Drive, proposed drive grades & widths, proposed underground utilities, and footing drain & roof drain outlets.

10. Update the drawing set to include erosion & sedimentation control measures, E&S Narrative, and E&S details. The following minimum control measures shall be taken into consideration: construction access, silt fence, haybales, temporary haybale check dams, permanent stone check dams, tree protection, stockpiles, and erosion control blankets.

11. While updating the drawing set, the Engineering Department recommends that the Applicant incorporate the requirements of the following sections of the Subdivision Regulations:

- Section 5-2-2(B)ii – Topography, indicate slopes between 15% & 25%, and exceeding 25%;
- Section 5-2-2(D) - Subdivision Improvement Plan/Construction Plan;
- Section 5-2-2(E) – Stormwater Management Plan;
- Section 5-2-2(F) – Grading Plan;
- Section 5-2-2(G) – Erosion and Sedimentation Control Plan;
- Section 6-1-2(G) – Stone Walls;
- Section 6-1-2(M) – Slopes;
- Section 6-2-5 – Lot Access:
 - (A) Incorporate drainage into driveway designs;
 - (B) Paved at appropriate slopes;
 - (C) 18' width for shared drives;
 - (D) Bituminous concrete from edge of street to right-of-way line; and
 - (F) Depict & label all access/utility easements.
- Section 6-8 – Stormwater Management; and
- Section 6-17 – Underground Utilities.

Town of



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

Phone: (860) 691-4114

Fax: (860) 860-691-0351

P.O. Drawer 519

Inland Wetlands Agency

*Gary A. Goeschel II, Director of Planning /
Wetlands Enforcement Officer*

June 30, 2020

Kristen T. Clarke, PE
20 Risingwood Dr
Bow, NH 03304

**RE: East Lyme Inland Wetlands Determination of Permitted/Non-Regulated Activity
East Lyme, Connecticut, Tax Assessor's Map# 40.0 Lot#22 & 23**

Dear Ms. Clarke,

The Inland Wetlands Agency reviewed your Application for Determination of Permitted/Non-Regulated Activity for a 4-lot re-subdivision of property at 22 and 24 Upper Kensington Dr at its June 8, 2020 meeting.

The Agency has determined that since no activity is occurring in the upland review, wetland or watercourse, no permit is required.

Please feel free to contact me if you should have any questions regarding this or any other Wetland matter.

Sincerely,

A handwritten signature in cursive script that reads "Gary Goeschel II". The signature is written in black ink and is positioned above the printed name and title.

Gary Goeschel, II
Inland Wetland Agent

Town of East Lyme
Planning Commission
P.O. Box 519
Niantic, Connecticut 06357

July 10, 2020

Account #D20604 Planning

FILED

Advertising Department
The Day Publishing Co.
Eugene O'Neill Drive
New London, CT 06320

July 10, 2020 AT 1:45 AM/PM
Brookstrom, ATC
EAST LYME TOWN CLERK

Please publish the following notice on July 15 and July 23, 2020

TOWN OF EAST LYME
PLANNING COMMISSION
Notice of Public Hearing

The East Lyme Planning Commission will hold a Public Hearing on July 27, 2020 at 7:00PM, via Zoom virtual meeting (meeting instructions below) to consider the following:

- A. Application of Jason Pazzaglia, for Pazz and Construction LLC, Owner; Application and waiver request from Section 23.5 B of the East Lyme zoning Regulations for a 1-lot re-subdivision of 5.29 acres of land within the R-40 zoning district located at 24 Darrows Ridge Rd, East Lyme, Assessor's Map 44.0, Lot 8-31.
- B. Application of Kristen T. Clarke, P.E., for English Harbour Asset Management LLC, Owner; Application for a 4-lot re-subdivision of approximately 3.8± acres of land zoned RU-40, located at 22 and 24 Upper Kensington Dr, East Lyme, Assessor's Map 40.0, Lot 22 and 23.

Join Zoom Meeting

<https://us02web.zoom.us/j/87994404071?pwd=dUNZVlJmODBIQkV0OERNRXpqamVSZz09>

Meeting ID: 879 9440 4071, Meeting Password: 807319, Dial 1 646 558 8656

A copy of the proposed subdivisions is available for public viewing on the East Lyme Website, at eltownhall.com, Government, Boards and Commissions, Planning Commission, Planning Commission 2020 Materials, Planning Commission 2020 Materials July 27, 2020.

<https://eltownhall.com/government/boards-commissions/planning-commission/planning-commission-2020-materials/planning-commission-2020-materials-july-27/>

The applications are also available for review at the East Lyme Land Use Office.

Kirk Scott, Chairman



47 Eugene O'Neill Drive
New London, CT 06320
860-442-2200
www.theday.com

Classified Advertising Proof

Order Number: d00869277

Gary Goeschel
EAST LYME PLANNING COMMITTEE
P.O. Box 519
NIANTIC, CT 06357
860-691-4105

Title: The Day | **Class:** Public Notices 010
Start date: 7/15/2020 | **Stop date:** 7/23/2020 |
Insertions: 2 | **Lines:** 0 ag

Title: Day Website | **Class:** Public Notices 010
Start date: 7/15/2020 | **Stop date:** 7/23/2020 |
Insertions: 2 | **Lines:** 0 ag

A preview of your ad will appear between the two solid lines.

869277

TOWN OF EAST LYME
PLANNING COMMISSION
Notice of Public Hearing

The East Lyme Planning Commission will hold a Public Hearing on July 27, 2020 at 7:00PM, via Zoom virtual meeting (meeting instructions below) to consider the following:

A. Application of Jason Pazzaglia, for Pazz and Construction LLC, Owner; Application and waiver request from Section 23.5 B of the East Lyme zoning Regulations for a 1-lot re-subdivision of 5.29 acres of land within the R-40 zoning district located at 24 Darrows Ridge Rd, East Lyme, Assessor's Map 44.0, Lot 8-31.

B. Application of Kristen T. Clarke, P.E., for English Harbour Asset Management LLC, Owner; Application for a 4-lot re-subdivision of approximately 3.8± acres of land zoned RU-40, located at 22 and 24 Upper Kensington Dr, East Lyme, Assessor's Map 40.0, Lot 22 and 23.

Join Zoom Meeting
<https://us02web.zoom.us/j/87994404071?pwd=dUNZVlJmODBIQkV0OERNRXpqamV SzZ09>

Meeting ID: 879 9440 4071, Meeting Password: 807319, Dial 1 646 558 8656

A copy of the proposed subdivisions is available for public viewing on the East Lyme Website, at eltownhall.com, Government, Boards and Commissions, Planning Commission, Planning Commission 2020 Materials, Planning Commission 2020 Materials July 27, 2020.

<https://eltownhall.com/government/boards-commissions/planning-commission/planning-commission-2020-materials/planning-commission-2020-materials-july-27/>

The applications are also available for review at the East Lyme Land Use Office.

Kirk Scott, Chairman

Total Order Price: \$725.70

Please call your ad representative by 3PM today with any ad changes.

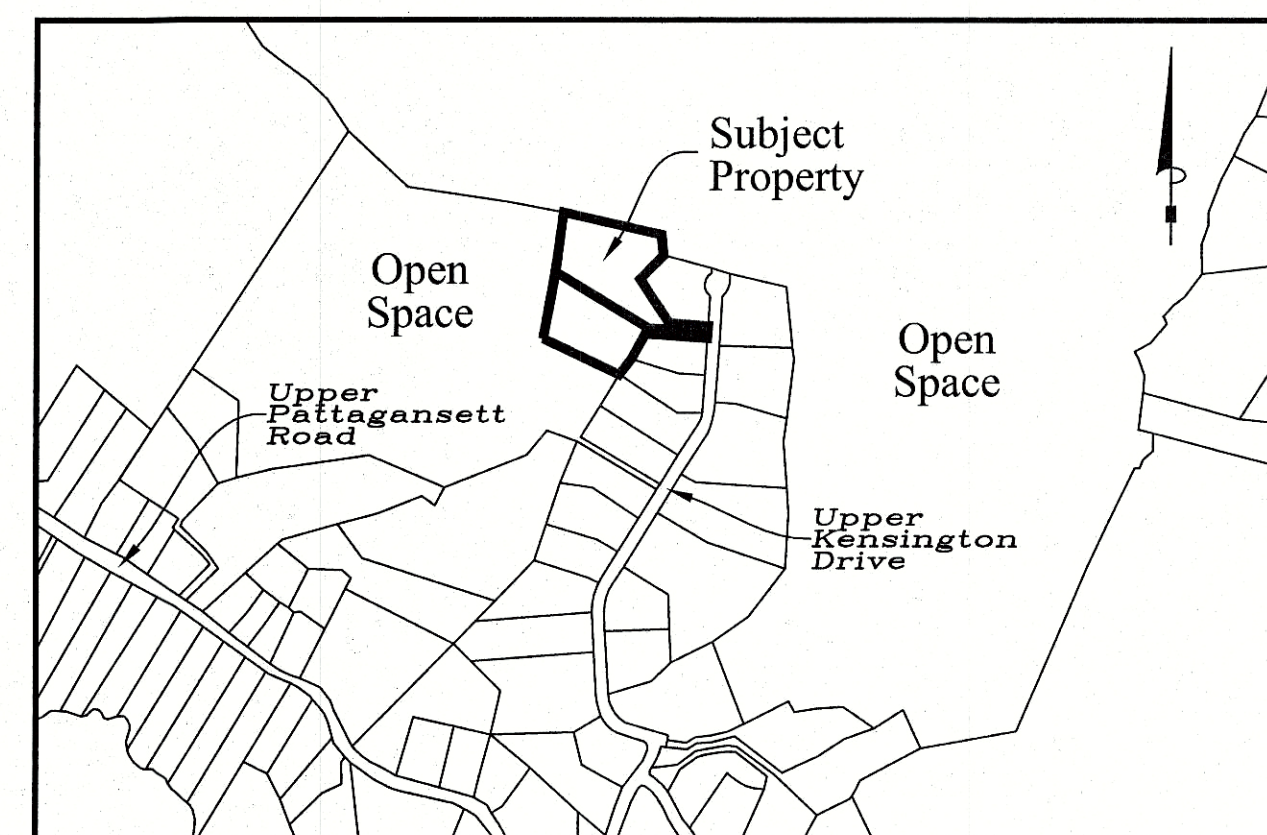
Salesperson: Michelle Savona | **Printed on:** 7/10/2020
Telephone: 860-701-4276 | **Fax:** 860-442-5443
Email: Legal@theday.com

Conservation Design Development

Nottingham Hills Subdivision 3 Lot Resubdivision of Lots 19 & 21

Reference Maps

1. "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=60'
2. "LOT LINE REVISION MAP LOT 20 UPPER KENSINGTON DRIVE & 239 UPPER PATTAGANSETT ROAD PREPARED FOR NEW ENGLAND NATIONAL LLC." PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED APRIL 28, 2006 SCALE 1"=80'
3. "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF NIANTIC REAL ESTATE LLC NOTTINGHAM HILLS SUBDIVISION, PHASE 3, UPPER KENSINGTON DRIVE EAST LYME, CONNECTICUT CL&P FILE NUMBER E6247" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED OCTOBER 30, 2006 REVISED THRU NOVEMBER 21, 2006 SCALE 1"=80'
4. "NOTTINGHAM HILLS SUBDIVISION PHASE 4 NEW ENGLAND NATIONAL LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED OCTOBER 20, 2010 REVISED THRU NOVEMBER 18, 2010 SCALE 1"=80'
5. "IMPROVEMENT LOCATION SURVEY ZONING LOT LINE REVISION MAP PREPARED FOR NEW ENGLAND NATIONAL LLC LOCATION UPPER PATTAGANSETT ROAD, EAST LYME" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED MAY 5, 2014 SCALE 1"=80'
6. "LOT LINE REVISIONS NOTTINGHAM HILLS SUBDIVISION LOTS 19, 20, 21 & 32 PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NH" PREPARED BY GESICK & ASSOCIATES P.C. DATED FEBRUARY 1, 2019 REVISED THRU NOVEMBER 8, 2019 SCALE 1"=100'
7. TOPOGRAPHIC SURVEY OF LOTS 19 & 21 NOTTINGHAM HILLS SUBDIVISION EAST LYME, CONNECTICUT PREPARED FOR PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NEW HAMPSHIRE PREPARED BY GESICK & ASSOCIATES P.C. DATED MARCH 26, 2019 SCALE 1"=30'



Location Map

Scale: 1"=800'

Zoning Compliance Chart

	ZONE = RU40 (CONSERVATION DESIGN DEVELOPMENT)			
	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MINIMUM LOT SIZE	NONE REQUIRED	66977.43 Sq. Ft.	40712.76 Sq. Ft.	47864.39 Sq. Ft.
MINIMUM FRONTAGE	NONE REQUIRED	25.00'	0.00'	25.00'
MINIMUM FRONT YARD	10'	141.1'	N/A	N/A
MINIMUM SIDE YARD (NORTH)	15'	122.2'	16.2'	37.8'
MINIMUM SIDE YARD (SOUTH)	15'	17.4'	16.9'	38.2'
MINIMUM REAR YARD	30'	138.5'	121.2'	62.2'
MAXIMUM BUILDING COVERAGE	25%	1680 Sq. Ft. (2.5%)	1680 Sq. Ft. (4.1%)	1680 Sq. Ft. (3.5%)
MAXIMUM BUILDING HEIGHT	30'	<30'	<30'	<30'

Sheet Index
 Sheet 1 - Title Sheet
 Sheet 2 - Existing Conditions Survey
 Sheet 3 - Site Plan
 Sheet 4 - Septic & Well Plan

APPROVED BY THE EAST LYME PLANNING COMMISSION

Chairman / Secretary _____

Approval Date _____

Filing Dateline _____

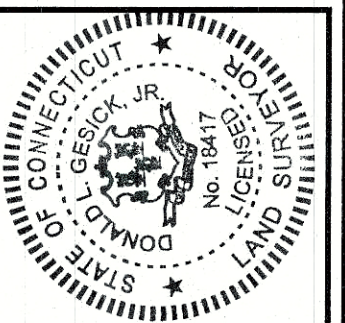
Expiration Date _____

EROSION AND SEDIMENTATION CONTROL PLAN CERTIFIED BY VOTE OF THE EAST LYME PLANNING COMMISSION ON _____

Date _____ Chairman or Secretary Planning Commission _____

Notes

- 1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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 THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #6.
 C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL ACCURACY.
 D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983
 E. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY
- 2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- 3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- 4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- 5) JASON PAZZAGLIA IS THE INDIVIDUAL RESPONSIBLE INSTALLATION, MONITORING AND CORRECTION OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES.



States of this Surveyor's Land Surveyor's Embossed Seal shall not be considered to indicate or implied hereon shall run only to the party prepared, and on behalf of the additional parties listed hereon. Certifications are not subject to subsequent parties, or consequences not listed hereon.

To the best of my knowledge and belief, the foregoing is a substantially correct and true representation of the facts and conditions as shown and ascertained by me and my assistants.

Donald L. Gesick, Jr.
 Donald L. Gesick, Jr., L.S.
 Reg. No. 18417

GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-5833
 www.gesicksurveyors.com

**Conservation Design Development
 Nottingham Hills Subdivision
 3 Lot Resubdivision of Lots 19 & 21**

Revisions
 6/25/2020 - Misc Changes

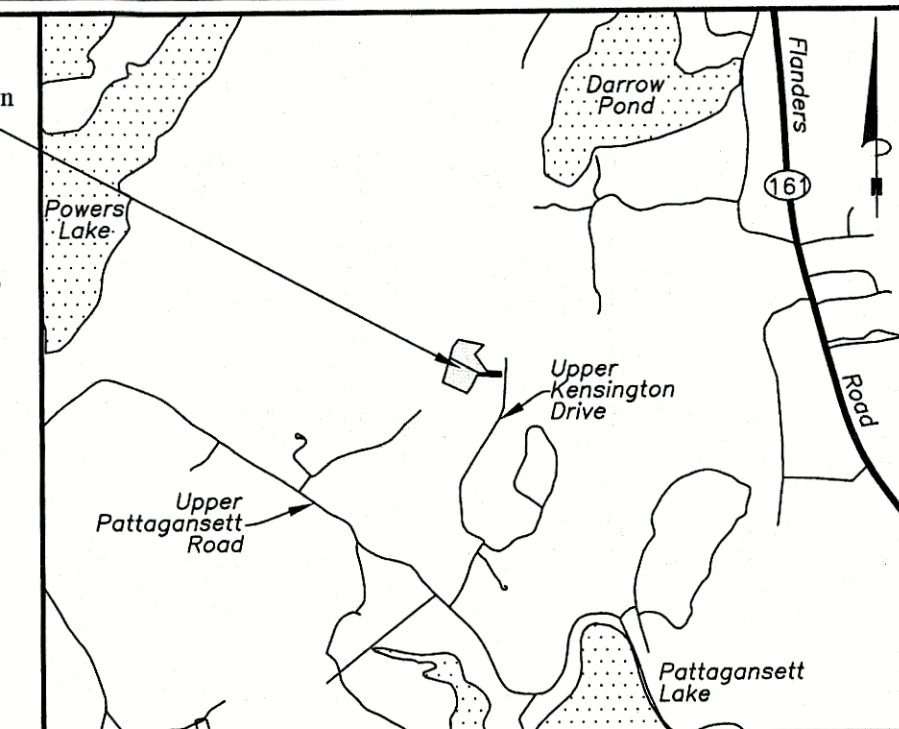
Date: January 29, 2020
 Drawing: 20-018d
 Drawn: P.H.
 Sheet
 1 OF 4

Lot 21 - Subject Parcel Information

OWNER: NIANTIC REAL ESTATE LLC
 PARCEL ADDRESS: 24 UPPER KENSINGTON DRIVE, EAST LYME, CONNECTICUT 06333
 MAILING ADDRESS: P.O. BOX 452, EAST LYME, CONNECTICUT 06333
 PARCEL ID: MAP 40.0 LOT 22
 DEED: VOLUME 849 PAGE 300
 LAND USE ZONE: R-40
 AREA: 80816.40 SQ. FT. ± OR 1.86 ACRES ±
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09011C03386
 DATED JULY 18, 2011

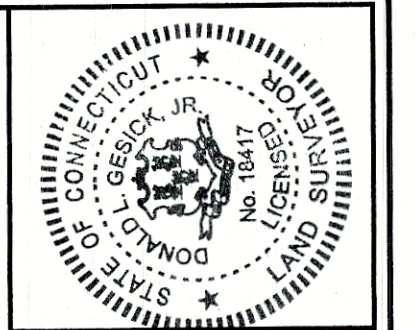
Lot 19 - Subject Parcel Information

OWNER: NIANTIC REAL ESTATE LLC
 PARCEL ADDRESS: 22 UPPER KENSINGTON DRIVE, EAST LYME, CONNECTICUT 06333
 MAILING ADDRESS: P.O. BOX 452, EAST LYME, CONNECTICUT 06333
 PARCEL ID: MAP 40.0 LOT 23
 DEED: VOLUME 849 PAGE 300
 LAND USE ZONE: R-40
 AREA: 84295.05 SQ. FT. ± OR 1.94 ACRES ±
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09011C03386
 DATED JULY 18, 2011



Location Map

Scale: 1"=2000'



Copies of this survey map showing the land and buildings thereon shall not be considered as valid copies, certificates, or true and correct copies unless they are prepared, and on behalf of the surveyor, by the person whose name is on this certificate. This certificate is not transferable to additional parties or subsequent projects without the consent of the surveyor.

To the best of my knowledge and belief this map is substantially correct as shown hereon.

Notes

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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 THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.
 - TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 - WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #1.
 - THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY
 - BEARINGS AS DEPICTED ARE BASED UPON REFERENCE MAP #1
 - ELEVATIONS BASED UPON REFERENCE MAP #1
 - CONTOUR INTERVAL = 2'
 - THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 3/20/2019 FIELD SURVEY.
 - WETLANDS BOUNDARY LIMITS TAKEN FROM REFERENCE MAP #1.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.
- UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.

Reference Maps

- "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=60'
- "COMPLIATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF NIANTIC REAL ESTATE, LLC, NOTTINGHAM HILLS SUBDIVISION, PHASE 3 UPPER KENSINGTON DRIVE EAST LYME, CONNECTICUT. CL# 18 NUMBER E624" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED OCTOBER 30, 2006 REVISED THRU NOVEMBER 21, 2006 SCALE 1"=80'

Legend

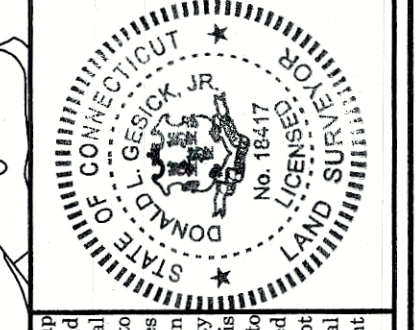
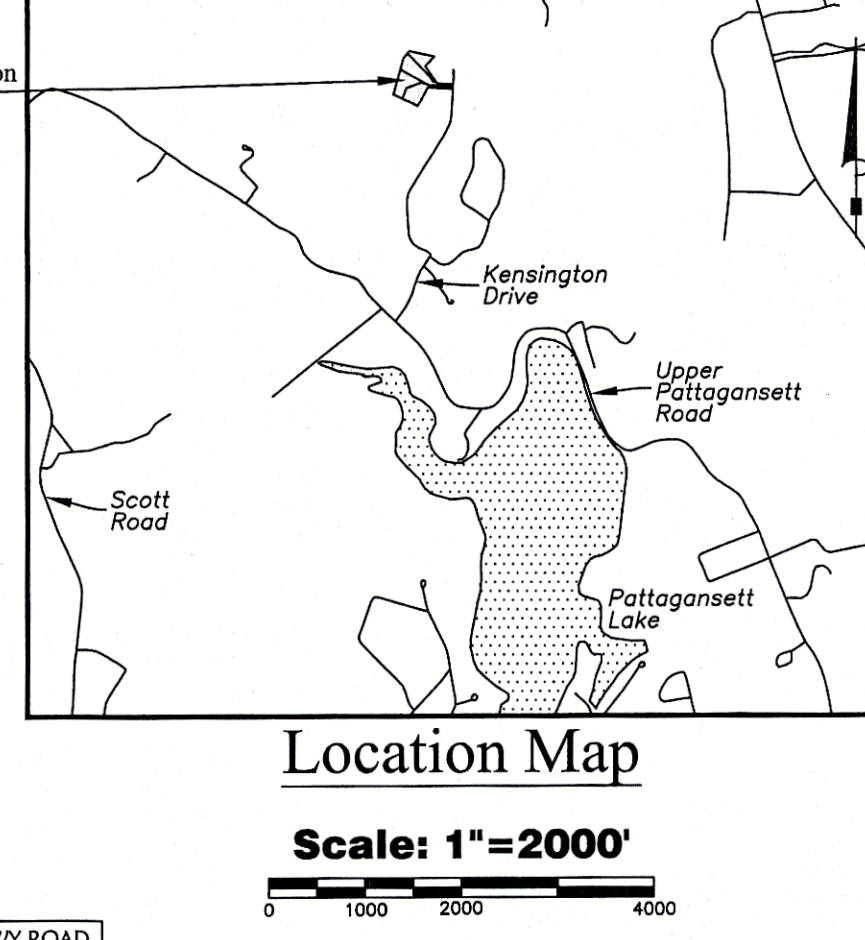
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	○	WOOD POST	—○—	GAS LINE
○	IP / REBAR	○	DECIDUOUS TREE	▨	PLANTED AREA
□	MON / MERESTONE	○	CONIFEROUS TREE	▨	GRAVEL AREA
○	BENCH MARK	○	SHRUB	▨	EXISTING BUILDING
○	UTILITY POLE	○	STUMP	▨	EXPOSED LEDGE
○	UTILITY POLE W/ LIGHT	○	HEDGE	X X'	SPOT ELEVATION
—	GUY WIRE	○	STONEWALL	N/F	NOW OR FORMERLY
●	WELL	—	TREELINE	ELEV / EL	ELEVATION
○	FENCE VALVE	—	PROPERTY LINE	INV	INVERT
○	WATER VALVE	—	PROPERTY LINE OTHER	E.M.	ELECTRIC METER
○	FIRE HYDRANT	—	INDEX CONTOUR	(TYP)	TYPICAL
○	CATCH BASIN	---	INTERMEDIATE CONTOUR	R.C.P.	REINFORCED CONCRETE PIPE
○	MANHOLE	---	EASEMENT LINE	(FC)	FACE OF CURB
○	SIGN	---	WETLANDS	(TC)	TOP OF CURB
○	WETLANDS FLAG	---	OVERHEAD WIRES	E.O.P.	EDGE OF PAVEMENT
○	YARD LIGHT	---	WATER LINE	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
○	LIGHT POLE	---		W/	WITH
○	TEST PIT				

Scale: 1"=30'

GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-6833
 www.gesicksurveyors.com

Topographic Survey
 of
Nottingham Hills Subdivision
 East Lyme, Connecticut
 Prepared for
 Property Owner: English Harbour Asset Management LLC
 c/o Kristin Clarke P.E.
 375 N. Bond Drive
 Manchester, New Hampshire

Revisions
6/25/2020 - Misc Changes
Date: March 26, 2019
Drawing: 19-034a
Drawn: P.H.
Sheet



To the best of my knowledge and belief, I am a duly Licensed Professional Land Surveyor in the State of Connecticut, and I am duly qualified to perform the services herein set forth. My license is in good standing and I am not under any suspension or censure.

David L. Gesick, Jr., L.S.
No. 18417

16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0-5
V880/599
MAILING ADDRESS
P.O. BOX 519
NIANTIC, CT 06357-0519

16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0-5
V880/599
MAILING ADDRESS
P.O. BOX 519
NIANTIC, CT 06357-0519

26 UPPER KENSINGTON DRIVE
N/F
THOMAS, STEVEN J. & LINDA E.
PARCEL ID 40.0-21
V906/396
MAILING ADDRESS
26 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

20 UPPER KENSINGTON DRIVE
N/F
WU, PING & CAITLIN
PARCEL ID 40.0-24
V794/512
MAILING ADDRESS
20 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

18 UPPER KENSINGTON DRIVE
N/F
BUCKO, ARON C. & KIM M.
PARCEL ID 40.0-25
V794/512
MAILING ADDRESS
18 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

16 UPPER KENSINGTON DRIVE
N/F
HANNA, BOUDOS H. & NAGWAN
PARCEL ID 40.0-26
V784/193
MAILING ADDRESS
16 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

UPPER PATTAGANSETT ROAD
N/F
ENGLISH HARBOUR ASSET MANAGEMENT LLC
PARCEL ID 39.0-10-1
V1006/434
MAILING ADDRESS
1712 PIONEER AVENUE, SUITE 1939
CHEYENNE, WY 82001

Legend

SYMBOL	DESCRIPTION
●	PROPERTY CORNER
○	IP / REBAR
⊕	DEEP TEST PIT
⊙	BENCH MARK
●20	WETLANDS FLAG
●	WELL
▨	GRAVEL AREA
▧	EXISTING BUILDING
▩	EXPOSED LEDGE
▩	STONEWALL
---	PROPERTY LINE
---	PROPERTY LINE OTHER
---	SETBACK LINE
---	EASEMENT LINE
---	WETLANDS LINE
---	100' WETLANDS REVIEW LINE
---	SILT FENCE
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	TREELINE
X.X'	SPOT ELEVATION
N/F	NOW OR FORMERLY
ELEV / EL	ELEVATION
(FC)	FACE OF CURB
B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
F.F.	FINISHED FLOOR
(TYP)	TYPICAL

GESICK & ASSOCIATES, P.C.
SURVEYORS & PLANNERS
19 CEDAR ISLAND AVE.
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OFFICE: 860-669-7799 FAX: 860-669-5833
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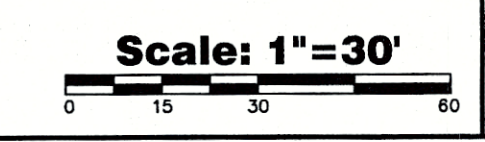
Conservation Design Development
Nottingham Hills Subdivision
3 Lot Resubdivision of Lots 19 & 21

Revisions

02/25/2020	Misc Changes
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Date: January 29, 2020
Drawing: 20-018d
Drawn: P.H.
Sheet: **3 OF 4**

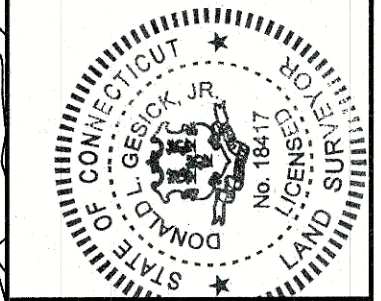
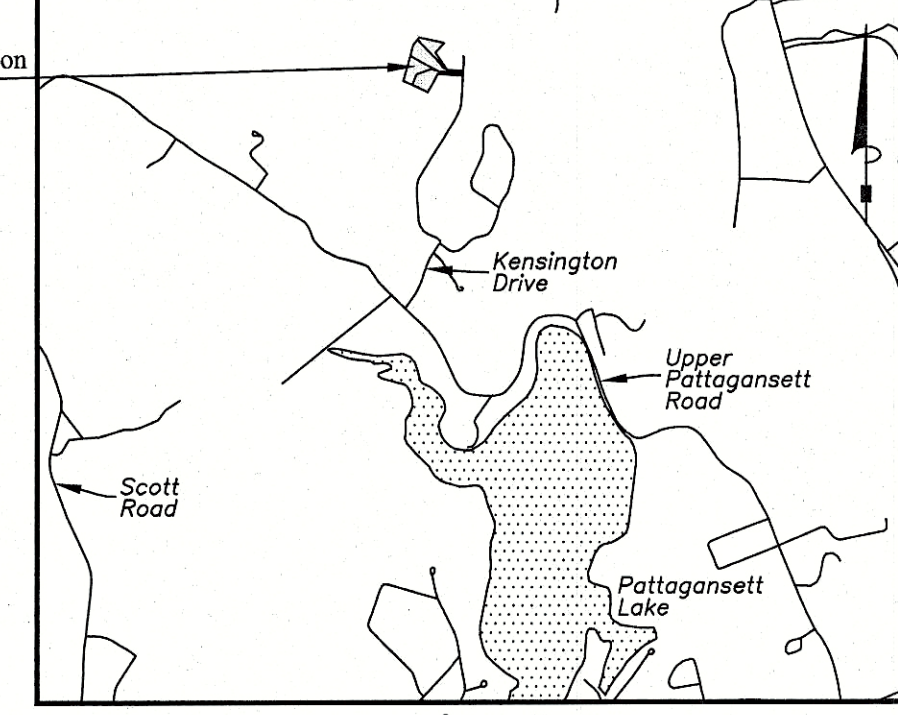
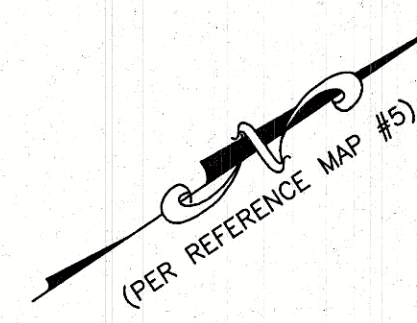
For Notes & Reference Maps
See Sheet 1 of 4



(Site Plan)

SOIL TESTING DATA NOTTINGHAM HILLS SUBDIVISION PHASE 3
DATED AUGUST 1, 2005 REVISED THROUGH DECEMBER 2, 2005
SHEET SD14 RECORDED IN THE EAST LYME LAND RECORDS DRAWER B - #281

- TEST HOLE #349
0 - 3" - HUMUS
3 - 18" - BROWN LOAMY SAND
18 - 69" - DARK ORANGE/BROWN FIRM, FINE SILTY SAND & STONE
-NO LEDGE, NO WATER, MAX. WATER ?
- TEST HOLE #349-A
0 - 4" - TOPSOIL & HUMUS
4 - 24" - ORANGE/BROWN LOAMY SAND
24 - 40" - TAN FIRM, FINE SILTY SAND
40 - 65" - TAN/BROWN FIRM/COMPACT FINE SILTY SAND & STONE
-LEDGE ?, NO WATER, MAX. WATER ? 66"+/-
- TEST HOLE #349-B
0 - 8" - TOPSOIL & HUMUS
8 - 22/24" - ORANGE/BROWN LOAMY SAND
22 - 97" - ORANGE/BROWN MED/FINE TO FINE SILTY SAND & STONE
-LEDGE/FRACTURED LEDGE 20-70" (WEST END - CENTER), NO WATER, NO MAX. WATER
- TEST HOLE #332
0 - 14" - TOPSOIL & HUMUS
14 - 33/36" - ORANGE/BROWN LOAMY SAND
33 - 60" - TAN/BROWN FINE SILTY SAND
60 - 98" - BLACK/BROWN MIX FINE SILTY SAND & STONE
-MIX FRACTURED ROCK WITH SILTY SAND & STONE 50"+, NO WATER, NO MAX. WATER
- TEST HOLE #411
0 - 4/6" - HUMUS
4 - 20/22" - BROWN LOAMY SAND
20 - 157" - ALT. LAYERS ORANGE/TAN/BROWN MED/FINE TO FINE SILTY SAND, SOME STONE
-NO LEDGE, NO WATER, MAX. WATER 131"+/-
- TEST HOLE #412
0 - 4/6" - TOPSOIL & HUMUS
4 - 26" - RED / BROWN LOAMY SAND
26 - 168" - ALT. LAYERS OF BLACK/TAN/ORANGE BROWN MED/FINE TO FINE SILTY SAND, SOME STONE
-NO LEDGE, NO WATER, NO MAX. WATER
- TEST HOLE #513
0 - 8/10" - TOPSOIL & HUMUS
8 - 26" - ORANGE/BROWN LOAMY SAND
26 - 42" - TAN FINE TO VERY FINE SILTY SAND
42 - 60" - TAN/BROWN MED/FINE TO FINE SILTY SAND & STONE
60 - 64/87" - GRAY/TAN FIRM, FINE SILTY SAND & STONE
-LEDGE/FRACTURED LEDGE VARIES (SEE PROFILES), NO WATER, NO MAX. WATER
- TEST HOLE #500
0 - 8/10" - TOPSOIL & HUMUS
8 - 32/44" - BROWN FINE LOAMY SAND/SANDY LOAM
32 - 67/91" - ORANGE/TAN MEDIUM/FINE TO FINE SILTY SAND & STONE (78"/91"/87" - N-S)
67 - 95/122" - DARK ORANGE/BROWN MED/FINE TO FINE SILTY SAND & STONE (BOTTOM 101"/122"/95" - N-S), HEAVILY CEMENTED DUE TO IRON PCPT. TOP 1 FT. OF LAYER
LEDGE 101"-122"-95" N-S, DECOMPOSED STONE MIX NORTH END AT 76", NO WATER, MAX. WATER 76"/91"/87" N-S
- TEST HOLE #501
0 - 8/10" - TOPSOIL & HUMUS
8 - 32" - BROWN SANDY LOAM
32 - 84/87" - GRAY/TAN MED/FINE TO FINE SILTY SAND & STONE
84 - 86/98" - DARK BROWN FINE SILTY SAND & STONE - LEDGE ?
86 - 98" - NO WATER, MAX. WATER 84/87"
- TEST HOLE #502
0 - 32" - TOPSOIL, HUMUS AND ORANGE/BROWN LOAMY SAND/SANDY LOAM
32 - 86" - TAN TO GRAY/TAN MED/FINE TO FINE SILTY SAND & STONE
86 - 110" - DARK BROWN FINE SILTY SAND & STONE
-NO LEDGE ?, NO WATER, MAX. WATER 86"+/-
- UNNUMBERED TEST HOLE A (ADAMIC SIDE OF HILL - NORTHERLY HOLE)
0 - 4" - HUMUS
4 - 26" - RED/BROWN LOAMY SAND
26 - 75" - TAN TO GRAY/BROWN TAN FINE SILTY SAND & STONE
75 - 111" - MIX DECOMPOSED STONE WITH DARK GRAY/BROWN FINE SILTY SAND & STONE
-DECOMPOSED STONE MIX 75", NO LEDGE, NO WATER, MAX. WATER 56"+/-
- UNNUMBERED TEST HOLE B (ADAMIC SIDE OF HILL - SOUTHERLY HOLE)
0 - 87" - GRAY/BROWN TO ORANGE/TAN MEDIUM/FINE TO FINE SILTY SAND
87 - 98" - LEDGE
-LEDGE 87", NO WATER, MAX. WATER 76"+/- (FORMER GRAVEL PIT)
- UNNUMBERED TEST HOLE C (LOCATED 6/4/2020)



To the best of my knowledge and belief this map is true and correct as noted hereon.

Donald L. Gesick, Jr., L.S.
Reg. No. 18117



16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0-5
V880/999
MAILING ADDRESS
P.O. BOX 519
NIANTIC, CT 06357-0519

16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0-5
V880/999
MAILING ADDRESS
P.O. BOX 519
NIANTIC, CT 06357-0519

26 UPPER KENSINGTON DRIVE
N/F
THOMAS, STEVEN J. & LINDA E.
PARCEL ID 40.0-21
V906/396
MAILING ADDRESS
26 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

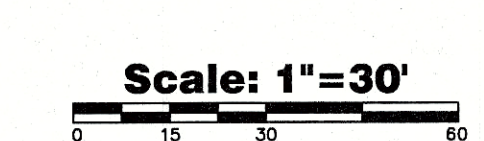
16 UPPER KENSINGTON DRIVE
N/F
HANNA, BOULOS H. & NAGWAN
PARCEL ID 40.0-26
V784/193
MAILING ADDRESS
16 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

18 UPPER KENSINGTON DRIVE
N/F
BUCKO, AARON C. & KIM M.
PARCEL ID 40.0-25
V794/512
MAILING ADDRESS
18 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

20 UPPER KENSINGTON DRIVE
N/F
WU, PING & CAILIN
PARCEL ID 40.0-24
V794/512
MAILING ADDRESS
20 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

SYMBOL	DESCRIPTION
●	PROPERTY CORNER
○	IP / REBAR
⊕	DEEP TEST PIT
⊕	BENCH MARK
●#20	WETLANDS FLAG
●	WELL
■	GRAVEL AREA
■	EXISTING BUILDING
■	EXPOSED LEDGE
■	STONEWALL
---	PROPERTY LINE
---	PROPERTY LINE OTHER
---	SETBACK LINE
---	EASEMENT LINE
---	WETLANDS LINE
---	100' WETLANDS REVIEW LINE
---	SILT FENCE
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	TREELINE
X.X'	SPOT ELEVATION
N/F	NOW OR FORMERLY
ELEV / EL	ELEVATION
(FC)	FACE OF CURB
B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
F.F.	FINISHED FLOOR
(TYP)	TYPICAL

For Notes & Reference Maps
See Sheet 1 of 4



(Septic & Well Plan)

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Conservation Design Development
Nottingham Hills Subdivision
3 Lot Resubdivision of Lots 19 & 21

Revisions	
6/26/2020	- Misc Changes

Date: January 28, 2020
Drawing: 20-018d
Drawn: P.H.
Sheet: **4 of 4**