MEMORANDUM

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

FROM: **Kristen Clarke, PE**

DATE: **July 24, 2020**

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

Enclosed please find the following submissions for the above referenced application:

Exhibit AA: Evidence of sign posted on July 11, 2020 (photograph)

Exhibit BB: Certificates of mailing of Notice of Public Hearing

Exhibit CC: Photograph of 26 Upper Kensington Dr. Natural Buffer
Also see plans page 2 Of 4. Area described on Survey as "Brush Area".

Exhibit DD: Amended Declaration of Covenants and Restrictions recorded at Book 733 Page 343 of the East Lyme Land Records.
See Paragraph P

Exhibit EE: Corrected Assignment of Declarant Rights recorded at Vol 1026 Page 745 of the Town of East Lyme Land Records

Exhibit FF: Warranty Deed recorded at Vol 883 Page 784 Of the East Lyme Land Records.

This Exhibit is provided to demonstrate retained grading rights over 26 Upper Kensington Drive.

Exhibit GG: Draft Declaration of Common Easement and Maintenance
This Exhibit is provided is provided for the Commissions Review and will be executed and recorded to insure proper legal notice is provided to future purchasers of the subjects property regarding the Common Driveway and Rain Garden

Exhibit HH: Correspondence with Ledge Light Health District

EXHIBIT AA


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

EXHIBIT BB

UNITED STATES POSTAL SERVICE®

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

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

EAST LYME CT 06333 JUL 15 202 Postmark Here USPS

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

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

EAST LYME JUL 15 202 Postmark Here USPS

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

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

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

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

EAST LYME CT 06 JUL 15 2020 USPS Postmark Here

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

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

EAST LYME CT 06 JUL 15 Postmark Here

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

To: Niantic Bay Estates LLC
P.O. BOX 452
East Lyme, CT 06333

EAST LYME CT 06333 JUL 15 2020 USPS Postmark Here

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

To: English Harbour Asset Mgmt
1741 Pioneer Avenue, Suite 1939
Cheyenne, WY 82001

EAST LYME CT 06333
JUL 15 2020
USPS
Postmark Here

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

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           (800)275-8777
        07/15/2020 01:54 PM
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Product             Qty    Unit     Price
                          Price
------------------------------------------
First-Class Mail®    1    $0.55     $0.55
Letter
    Domestic
    EAST LYME, CT  06333
    Weight:0 Lb 0.30 Oz
    Estimated Delivery Date
    Saturday 07/18/2020
Cert of Mail                        $1.50
    Affixed Amount:$0.00
First-Class Mail®    1    $0.55     $0.55
Letter
    Domestic
    EAST LYME, CT  06333
    Weight:0 Lb 0.30 Oz
    Estimated Delivery Date
    Saturday 07/18/2020
Cert of Mail                        $1.50
    Affixed Amount:$0.00
First-Class Mail®    1    $0.55     $0.55
Letter
    Domestic
    EAST LYME, CT  06333
    Weight:0 Lb 0.30 Oz
    Estimated Delivery Date
    Saturday 07/18/2020
Cert of Mail                        $1.50
    Affixed Amount:$0.00
First-Class Mail®    1    $0.55     $0.55
Letter
    Domestic
    CHEYENNE, WY  82001
    Weight:0 Lb 0.30 Oz
    Estimated Delivery Date
    Monday 07/20/2020
Cert of Mail                        $1.50
    Affixed Amount:$0.00
First-Class Mail®    1    $0.55     $0.55
Letter
    Domestic
    EAST LYME, CT  06333
    Weight:0 Lb 0.30 Oz
    Estimated Delivery Date
    Saturday 07/18/2020
Cert of Mail                        $1.50
    Affixed Amount:$0.00
First-Class Mail®    1    $0.55     $0.55
Letter
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    EAST LYME, CT  06333
    Weight:0 Lb 0.30 Oz
    Estimated Delivery Date
    Saturday 07/18/2020
Cert of Mail                        $1.50
    Affixed Amount:$0.00
First-Class Mail®    1    $0.55     $0.55
Letter
    Domestic
    NIANTIC, CT  06357
    Weight:0 Lb 0.30 Oz
    Estimated Delivery Date
    Saturday 07/18/2020
Cert of Mail                        $1.50
    Affixed Amount:$0.00
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Total:                             $14.35
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Credit Card Remitd                 $14.35
    Card Name:MasterCard
    Account #:XXXXXXXXXXXX1325
    Approval #:02287C
    Transaction #:985
    AID:A0000000041010         Chip
    AL:MASTERCARD
    PIN:Not Required       MASTERCARD
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EXHIBIT CC

EXHIBIT DD

AMENDED
DECLARATION OF COVENANTS AND RESTRICTIONS
OF
NIANTIC REAL ESTATE LIMITED LIABILITY COMPANY

647

WHEREAS, Niantic Real Estate Limited Liability Company imposed a certain Declaration of Covenants and Restrictions with respect to "the Nottingham Hill Subdivision", which Declaration of Covenants and Restrictions is recorded at Volume 6I4, Page 424 of the East Lyme Land Records; and

WHEREAS, said Declaration was amended by Amendment filed at Volume 678, Page 650 of the East Lyme Land Records; and

WHEREAS, pursuant to Paragraph S of the Amended Declaration, the Declarant reserves the right to amend said Declaration until the conveyance of more than ninety (90%) percent of all lots within all sections of the subdivision; and

WHEREAS, the Declarant has not yet conveyed ninety (90%) percent of such lots.

WHEREAS, it is intended that there will be future subdivision of such remaining land, together with any land which may be annexed thereto.

NOW THEREFORE, in accordance with the rights reserved in said Paragaraph, the Declarant hereby amends in part, and restates in part, said Declaration of Covenants and Restrictions, it being the intention hereof to replace said Amended Declaration with this Amended Declaration.

This Declaration of Covenants and Restrictions being imposed herewith by Niantic Real Estate Limited Liability Company hereinafter referred to as The Declarant and is intended to benefit and burdon all lots in said subdivision which shall be divided from existing land, or any future land which shall be annexed thereto, which at present consists of the lots 1-22, 24-28, 30, 31, 33, 48 and 49, shown on the following plans of record:

"NOTTINGHAM HILLS SUBDIVISION PROPOSED 7-LOT RESIDENTIAL COMMUNITY IN EAST LYME, CT SCALE 1" = 800' REV THRU 10/11/01 BY ANCHOR ENGINEERING SERVICES, INC."

AEB

"LOT LINE REVISION LOT 7 NOTTINGHAM HILLS SUBDIVISION PREPARED FOR NIANTIC REAL ESTATE LLC. KENSINGTON DRIVE EAST LYME CT. SCALE 1" = 40' DATED 3/23/03 REVISED THRU 5/13/03 BY ANCHOR ENGINEERING SERVICES, INC."

"SUBDIVISION PLAN 2 LOT SUBDIVISION FOR TORRANCE FAMILY LIMITED PARTNERSHIP KENSINGTON DRIVE EAST LYME CT DATED 4/30/03 REVISED THRU 5/23/03 BY ANCHOR ENGINEERING SERVICES, INC."

"NOTTINGHAM HILLS SUBDIVISION PHASE IIA NIANTIC REAL ESTATE, LLC EAST LYME, CT DATED 4/10/04 REVISED 7/10/04 BY J. ROBERT PFANNER & ASSOCIATES, P.C."

"NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC East Lyme, Connecticut, AUGUST 1, 2005 REV THROUGH 12/5/05 J. ROBERT PFANNER & ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS"

A. **RESIDENTIAL USE:**

Each lot shall be maintained and used solely and exclusively for a single family residence, including home professional pursuit not requiring regular visits from the public, together with one garage designed to accommodate no more than four automobiles. No aluminum or sheet metal outbuildings shall be erected on the lots.

B. **A. APPROVALS:**

(1) No dwelling house or other structure shall be erected on any lot until the plans and specifications with the proposed site plan have been submitted to and approved by the Declarant as to exterior appearance, design and location of structure(s) on such lot, and a written permit issued by Declarant. Said site plan shall contain a block for signature by the Declarant which in substance shall say "This plan has been reviewed and approved by Niantic Real Estate, Limited Liability Company or its successor." The Declarant shall issue a notice of approval which shall identify the lot number, and a brief description of the dwelling so approved, which notice shall be recorded on the land records by the owner. Design shall be required to be in harmony with existing neighborhood structures and the natural terrain of the lot as graded in accordance with the subdivision plan. In addition to all other requirements set forth herein, no log buildings or raised ranch style homes shall be approved on any lot. Each building erected on a lot shall have an exterior facade of

cedar clapboard, cedar shingle, clay brick, natural stone or high-grade vinyl siding. All roofs to be architectural shingles.

(2) Each lot owner shall be required to provide evidence of a suitable Erosion and Sedimentation Plan for all construction to be accomplished on lots. Each such lot owner shall be responsible to maintain such erosion and sedimentation controls through the course of any construction, and to the extent such construction shall create any erosion and sedimentation outside the respective lot area, it shall be the responsibility of such lot owner to bear the cost of the clean up of any such erosion and sedimentation. The Declarant or any successor thereof, may, at the time of approval of the plans pursuant to subsection 1, require that such lot owner post a bond not to exceed Twenty-Five Thousand ($25,000.00) Dollars, to assure that proper erosion and sedimentation controls are in place, and that any erosion or sedimentation which shall occur off site as a result of such construction, shall have been cleaned and/or repaired. Said erosion and sedimentation bond shall be released by the Declarant and/or his successor, at such time as a certificate of occupancy has been issued for the construction, and the lot has been sufficiently stabilized, such that there is no further danger of erosion and sedimentation off the relevant lot. Said erosion and sedimentation bond shall take the form of a savings account in the joint name of the lot owner and the Declarant, requiring both signatures for any withdrawals, and the lot owner shall execute two bland Withdrawal Slips at the time of the posting of said bond. The parties shall also execute a Bond Agreement which shall indicate in substance, that the Declarant may withdraw such funds from the savings account as shall be necessary for any cleanup after notice to the lot owner of a failure to take property erosion and sedimentation measures, and/or the creation of erosion or sedimentation off site, and more than five (5) days shall have passed and the lot owner shall have failed to remedy the default of the foregoing. Provided however, in the event of emergency, where immediate action must be taken by the Declarant to avoid immediate and irreparable sedimentation, the Declarant may undertake such action as may be necessary, without such notice.

C. **TIME OF CONSTRUCTION:**

When any dwelling shall be constructed on any lot, such construction shall be completed within one (l) year after construction was begun, and thereafter within l20 days

of completion, all finished grading and landscaping shall be completed, weather permitting. Landscaping shall consist at minimum of four (4") inches of screened loam in areas of lawn and sufficient plantings in the front yard to screen foundation areas.

D. **LIVING AREA:**

The following shall be the minimum square feet of living area, per dwelling, exclusive of open porches, garages or basements:

2 story: 2,600 square feet.

1.5 story: 2,600 square feet.

1 story: 2,600 square feet minimum 8/l2 roof pitch.

The square footage of bonus rooms over garages whether or not finished can be included in the total square footage calculation.

E. **TEMPORARY STRUCTURES:**

No structure of a temporary character shall be constructed on any lot either temporarily or permanently. No trailer, recreational vehicle, tent, shack, garage, hoop house or any outbuilding erected on any lot shall be used as a residence temporarily or permanently.

F. **PROPERTY MAINTENANCE:**

Each lot owner shall use the mailbox supplied by the Developer. If that mailbox is damaged or stolen, the property owner is required to replace it with the same model.

Each lot owner shall keep his/her lot and all improvements thereon in good order and repair and free of debris. Lawns and yards shall be maintained in a neat and orderly appearance. No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which shall be or which may become an annoyance or nuisance to the neighborhood. No basketball hoops or other sporting facilities shall be placed in the streets adjacent to lots. No high intensity lighting which shall shine outside the lot shall be permitted. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. No rubbish, trash, garbage or waste shall be kept on any lot except in enclosed sanitary containers which are not visible outside of the dwelling house which has been constructed on the lot. No incinerators, dumpsters or other equipment for the disposal of such material shall be kept or maintained on any lot.

G. **VEHICLES:**

No trucks larger than three-quarter (3/4) ton in size, trailers, unregistered vehicles, which are not in working condition (except in an emergency), recreation vehicles (including motor and mobile homes), All Terrain vehicles, motorcycles, snowmobiles or unregistered boats shall be permitted on any lot, except for commercial trucks owned by third parties providing a commercial service to the owner of the lot or unless kept totally within the garage located on the lot. Registered boats kept outdoors shall be screened from view of the public streets with landscaping materials.

H. **SIGNS:**

No signs are permitted to be posted on any lot except for a SINGLE "For Sale" sign not to exceed two feet by two feet. Homeowners or their agents shall not use HOA property or the town rights of way for the placement of any signs. This shall not apply to the Declarant.

I. **ANIMALS:**

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot in the subdivision except that dogs, cats or household pets may be kept provided they are not kept, bred or maintained for any commercial purposes. No house-kept pigs of any kind or animal husbandry shall be allowed.

J. **SATELLITE DISHES, ET CETERA:**

No device for the transmission or reception of radio or television signals shall be installed on any lot and no satellite dish transmission receivers shall be erected on any lot except that this paragraph shall not apply to satellite dish transmission receivers or similar devices not to exceed 24" in diameter which shall not be visible from the street.

K. **UTILITIES:**

All utilities shall be underground unless waived by the Declarant because of distance or other physical limitations. The Declarant, its successors and assigns, reserve an easement for the installation and maintenance of utilities on each lot prior to the time that a building permit is issued for the house constructed on that lot.

L. **SWIMMING POOLS:**

No above-ground swimming pools shall be permitted on any lot.

M. **DRIVEWAYS:**

All driveways shall be paved, block or cobblestone.

N. **EXTERIOR CLOTHES LINES:**

No exterior clothes or wash lines shall be permitted on any lot.

O. **TERMINATION OF RIGHTS:**

Declarant's right to approve plans as set forth in paragraph B hereof shall terminate upon the earliest to occur of the following: (i.) At such time as neither the Declarant nor any assignee of the rights of Declarant to approve plans shall own any of the lots affected by this Declaration; or (ii.) At such time as said rights are released by Declarant or said assignee. For all purposes hereunder, any entity which shall receive the conveyance of all or substantially all of the remaining unfurnished lots in the subdivision shall be deemed the successor Declarant, notwithstanding the fact that no specific assignment of the rights hereunder shall have occurred. Such successor Declarant shall have the right to enforce these regulations in the same fashion as did the original Declarant.

The remaining covenants, reservations and restrictions contained herein shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of ten (I0) years from the date of recording. Said covenants shall thereafter automatically continue unless a majority of the lot owners of the lots shall, by majority vote, repeal or modify the covenants. The owner or owners of each lot shall be entitled to one vote and if any lot is owned by more than one owner, and if said owners can not agree with regard to their vote, then the owner of said lot shall be deemed to have abstained with regard to any vote being taken hereunder.

P. **FURTHER SUBDIVISION:**

No lots shall be further subdivided or resubdivided. This shall not apply to the Declarant or his Assignee.

Q. **ENFORCEMENT:**

Enforcement of the covenants, reservations and restrictions, or any of them, shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations by injunctive relief, or to recover damages. Court costs and reasonable Attorney's fees shall be recovered by the prevailing party.

R. **INVALIDATION:**

Invalidation of any one of these covenants by judgment or Court order shall in no way affect any of the other provisions which shall remain in full force and effect. If this covenant is held not to apply to one or more phases of the subdivision for any reason, it shall nevertheless remain valid and enforceable for the other phases.

S. **AMENDMENTS:**

This Declaration may be amended by Declarant or any assignee of Declarant's rights until the Declarant or said Assignee shall have conveyed more than ninety (90%) per cent of the lots within all sections of said subdivision, or at such time as said rights are released by the Declarant or said Assignee.

However, the Declarant or its Assignee further reserves the right to amend this Declaration at any time, if such amendment is required by a mortgage lender.

T. **ZONING:**

Any dwelling constructed on the lot within the subdivision shall comply with and meet all requirements set forth in the Town of East Lyme Zoning Regulations, as the same may be amended from time to time. In the event of a conflict between the zoning regulations and these restrictions, the most restrictive shall apply.

U. **OPEN SPACE:**

It is anticipated that there shall be open space dedicated in conjunction with a future phase or phases of this subdivision and the lots in Phases 1 and IIA shall have all the rights and responsibilities with respect to such open space area as shall such future lots. The Declarant reserves the right to adjust boundaries of open space areas as shall be shown in Phase 1, 2A and III, in conjunction with the realignment and/or creation of additional lots and future phases provided that such realignment and/or dedication of open space shall comply with the East Lyme Subdivision Regulations.

V. **HOMEOWNERS' ASSOCIATION:**

It is anticipated that in the future, a Homeowners Association shall be formed as the body politic of the lot owners and for the purpose of preserving and/or maintaining such open space areas. By acceptance of deeds in Phase I, the lot owners agree to be bound by the terms and conditions of such Association including such charges as may be deemed appropriate by that Association for the purpose of maintenance and/or preservation of such

open space areas. Provided, however, any such assessments and/or charges may not exceed the amount specified in Section 47-213 of the Connecticut General Statutes as the same may be modified from time to time, and may not be increased during any period of Declarant control except as provided in § 47-215 (a)(3)(B). The Declarant shall bear the cost of all such charges until such time as at least sixty (60%) per cent of the total lots in said subdivision shall have been conveyed by the Declarant and/or its Assignee, provided however, until the earlier of the time 60% of all said lots shall have been sold, or five (5) years from the date hereof, the Declarant shall have full voting control over said Association. Each lot in said subdivision shall be dedicated one vote in the affairs of any such Association.

Dated at Niantic this 3rd day of February 2006.

Signed, sealed and delivered
in the presence of:

Theodore A. Harris

Jill P. Lloyd

NIANTIC REAL ESTATE LIMITED LIABILITY COMPANY

By: _____ L.S.
Jeffrey A. Torrance, its Manager,
duly authorized.

STATE OF CONNECTICUT

ss: Niantic February 3, , 2006

COUNTY OF NEW LONDON

On this the 3rd day of February, 2006 before me, the undersigned officer, personally appeared JEFFREY A. TORRANCE who acknowledged himself to be the Managing Member of Niantic Real Estate Limited Liability Company, and that he, as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as said Managing Member.

In witness whereof, I hereunto set my hand and official seal.

Theodore A. Harris
Commissioner of the Superior Court
~~Notary Public~~
My Commission Expires: _____

Recorded Feb 15 2006
10:30 AM PM
East Lyme Town Clerk

EXHIBIT EE

Geraghty & Bonnano, LLC
~ Attorneys at Law
PO Box 231
New London, CT 06320

VOL: 1024 PG: 745
INST: 00000674

CORRECTED ASSIGNMENT OF DECLARANT RIGHTS

WHEREAS, NIANTIC REAL ESTATE LIMITED LIABILITY COMPANY was a developer of a Subdivision known as Nottingham Hills; and

WHEREAS, in conjunction with said development, **NIANTIC REAL STATE LIMITED LIABILITY COMPANY** prepared and recorded a Declaration of Covenants and Restrictions originally recorded at Volume 614, Page 424 of the East Lyme Land records; and

WHEREAS, said Covenants and Restrictions have been amended from time to time by the said Declarant including an Assignment of Declarant Rights to **NEW ENGLAND NATIONAL LLC** that was recorded at Vol. 802, Page 753 of the East Lyme Land Records; and

WHEREAS, as of the date hereof, the Declarant and the successor Declarant have conveyed substantially all of the lots and remaining undeveloped land in said subdivision to **ENGLISH HARBOUR ASSET MANAGEMENT LLC**, and

WHEREAS, pursuant to Paragraph O of said Declaration, a successor entity which shall receive the conveyance of all or substantially all the remaining unfinished lots shall be deemed the successor declarant with all the rights of the original Declarant in enforcing and/or amending said Declaration; and

NOW THEREFORE, in conjunction with said conveyance, **NIANTIC REAL ESTATE LIMITED LIABILITY COMPANY** and **NEW ENGLAND NATIONAL LLC,** hereby assign their respective rights as Declarant to **ENGLISH HARBOUR ASSET MANAGEMENT LLC,** with all the powers, rights and authority previously vested in

VOL: 1026 PG: 746
INST: 00000674

NIANTIC REAL ESTATE LIMITED LIABILITY COMPANY as the original Declarant

and **NEW ENGLAND NATIONAL LLC** as Successor Declarant.

Dated this 17th day of March, 2020

NIANTIC REAL ESTATE LIMITED LIABILITY COMPANY

As to both:

Cheryl R. Barder

Paul M. Geraghty

By _____, Manager
Jeffrey A. Torrance, Manager

NEW ENGLAND NATIONAL LLC

By _____, Asst Manager
Jeffrey A. Torrance, Assistant Manager

THIS CORRECTED ASSIGNMENT OF DECLARANT RIGHTS IS FILED AS A COURTESY TO COUNSEL TO THE CURRENT OWNER OF LOT 29. THE SOLE CHANGE TO THE ASSIGNMENT DATED DECEMBER 19, 2019 IS THAT IT INCLUDES A NOTARY SIGNATURE AND ACKNOWLEGEMENT.

STATE OF CONNECTICUT)
)
COUNTY OF NEW LONDON)

ss: New London **March** 17**, 2020**

On this the 17th day of March, 2020 before me, the undersigned officer, personally appeared Jeffrey A. Torrance, as Manager of Niantic Real Estate LLC and Assistant Manager of New England National LLC, known to me (or satisfactorily proven) to be the persons whose name is transcribed to the foregoing document and acknowledged same to be her free act and deed, and the free act and deed of the company, before me.

Notary Public Cheryl R. Barder
My Commission Expires 9/30/2020

CHERYL R. BARDER
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 30, 2020

RECEIVED FOR RECORD
Mar 18,2020 08:12:52A
Karen Miller Galbo
TOWN CLERK CT

EXHIBIT FF

JEF HcN

VOL 0883 PAGE 784

323

WARRANTY DEED-STATUTORY FORM

NEW ENGLAND NATIONAL, L L C , a Connecticut limited liability company with its principal place of business in the Town of East Lyme, County of New London and State of Connecticut, for consideration paid, ONE and 00/100 ($1.00) Dollar grant to JEFFREY J. MOORE of the Town of Old Lyme, County of New London and State of Connecticut with WARRANTY COVENANTS,

A certain tract or parcel of land and the improvements thereon known as Lot # 22, 26 Upper Kensington Road and located in the Town of East Lyme, County of New London and State of Connecticut more particularly described on Schedule "A" attached hereto and made a part hereof by this reference.

Said premises are conveyed subject to any and all provisions of any ordinance, municipal regulation or public or private law, including planning and zoning.

Said premises are conveyed subject to municipal and utility easements as of record may appear.

The Grantee herein assumes and agrees to pay any and all taxes and/or assessments on the property being conveyed by this deed and hereinafter coming due.

Signed this 17th day of January, 2012.

WITNESSED BY:

Theodore A Harris

Cordelia R. Graves

NEW ENGLAND NATIONAL , LLC

by:
Jeffrey Torrance, Assistant Manger
Duly Authorized

STATE OF CONNECTICUT)
) ss: Niantic
COUNTY OF NEW LONDON)

Personally appeared, Jeffrey Torrance, Assistant Manager of New England National, LLC, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said limited liabilty company, before me.

Theodore A. Harris
Commissioner of the Superior Court

Latest Mailing Address of Grantee:
2 Brighton Road, Old Lyme, CT 06371

No CONVEYANCE TAXES COLLECTED

Esther B Williams
TOWN CLERK OF EAST LYME

SCHEDULE A

Lot #22 Upper Kensington Drive
aka 26 Upper Kensington Drive

Nottingham Hills
East Lyme, Connecticut

All that certain piece or parcel of land situated in the Town of East Lyme, County of New London and State of Connecticut, known and designated as Lot #22 on that certain map entitled "BOUNDARY LOT LAYOUT AND OPEN SPACE UPPER KENSINGTON DRIVE NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC EAST LYME, CONNECTICUT, SHEET SD3, DATED AUGUST 1, 2005 SCALE 1 INCH = 60 FT, REVISED THROUGH 12-02-05" prepared by J. ROBERT PFANNER & ASSOCIATES, P.C." which map is filed in the Office of the East Lyme Town Clerk to which reference may be had.

Said premises are further conveyed subject to the following:

An Easement granted to the Connecticut Light and Power Company by instrument dated September 18, 2002 and recorded May 1, 2003 in Volume 614, Page 422 of the East Lyme land records.

A Declaration of Covenants and Restrictions dated May 1, 2003 in Volume 614, Page 424 of the East Lyme land records. Said Declaration was amended by Amended Declaration of Covenants and Restrictions dated July 29, 2004 and recorded in Volume 678, Page 650 of the East Lyme land records.

A Development and Open Space Covenant dated December 29, 2004 and recorded July 29, 2004 at Volume 653, Page 355 of the East Lyme land records.

An Electrical Distribution Easement to C L & P dated January , 2008 and recorded January 24, 2008 at Volume 794, Page 510 of the East Lyme land records.

An Amendment tot he Declaration of Covenants and Restrictions recorded January 28, 2011 at Volume 865, Page 310 of the East Lyme land records.

A 5' Shade Tree Easement , setback lines, notes and notations and any facts as shown on a map entitled "Boundary Lot Layout, Upper Kensington Drive, Nottingham Hills Subdivision, Phase 3 Niantic Real Estate, LLC East Lyme, Connecticut Sheet SD2 dated August 1, 2005, Revised through December 2, 2005".

Reserving the Right to Slope the land adjoining the street in accordance with a typical cross section.

Subject to and together with Notes and other items revealed on the above-referenced plan.

Said premises are further conveyed together with the right to pass and repass over Aberdeen Court and Upper Kensington Drive until such time as said roads are accepted by the Town of East Lyme.

Reserving the right to the Declarant, its successors and assigns to grant utility easements across the premises for service to the subdivision.

Said premises are conveyed together with rights granted at Volume 653, Page 353 a Declaration of Trail Easement dated December 19, 2003.

Recorded Jan 30 2012
1:41 AM PM Esther B Williams
East Lyme Town Clerk

EXHIBIT GG

DECLARATION OF COMMON EASEMENT AND MAINTENANCE

This Declaration executed this _____ day of _____, 2020 by **PAZZ & CONSTRUCTION LLC,** hereinafter referred to as "Declarant",

WHEREAS, THE Declarant is the owner of that certain piece or parcel of land shown as Lots 1, 2 & 3 on a map or plan entitled " Conservation Design Development, Nottingham Hills Subdivision, 4 lot Re-Subdivision of Lots 19 & 21" prepared by Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut 06413 which map is on file in the land records of the Town of East Lyme.

WHEREAS, said lots are to be served by a common driveway as more particularly shown on said plan as "Driveway Easement Area", and;

WHEREAS, said driveway is for the benefit of all of the above-referenced lots.

WHEREAS, the rain garden is for the benefit of all of the above referenced lots.

NOW THEREFORE, the following shall be the rights, responsibilities and burdens of each of said lots with regard to said common driveway;

1. Each of said lots shall be burdened and benefitted by the common driveway and rain garden as shown on the above-referenced plan.

2. Said driveway shall be used by the respective lot owners for access to each of the individual lots and for the purposes of installation and maintenance of utilities serving such lots, and no individual lot may interfere with, block or otherwise impede the access to any other lot over said common driveway. Said rain garden shall be used by respective lot owners for drainage of impervious surfaces.

3. Each of said lots shall share equally the obligation to maintain said common driveway including, but not limited to snowplowing, repairing and/or replacement of pavement, and landscaping and maintaining the landscaped area adjacent to the paved portion of the driveway and withing the rain garden.

4. Each lot owner shall have one vote in determining the nature and extent of a required maintenance, repair and/or replacement, and the vote, either in person or by consent, of the majority of lot owners shall be sufficient to bind all lot owners with regard to any common expenses needed for the repair, replacement and/or maintenance of said common driveway.

5. The successful party of any litigation regarding the obligations hereunder shall be entitled to all costs including reasonable attorney's fees.

The rights, responsibilities and benefits and burdens shall inure to the benefit of all

of the above-referenced lots, and shall bind the Declarant, its successors and assigns, and shall be deemed a real covenant which shall run with the land.

Signed this _____ of _____, 2020.

WITNESSED BY:

PAZZ & CONSTRUCTION LLC

_____

By:_____
Jason Pazzaglia, its Manager
DULY AUTHORIZED

_____

STATE OF CONNECTICUT)
) ss: Niantic
COUNTY OF NEW LONDON)

Personally appeared, Jason Pazzaglia, Manager of Pazz & Construction LLC, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said limited liability company, before me.

_____
Commissioner of the Superior Court
Notary Public
My Commission Expires: _____

EXHIBIT HH

ENGLISH HARBOUR ASSET MANAGEMENT, LLC
1712 Pioneer Avenue , Suite 1939
Cheyenne, Wyoming 82001
(307) 256-7229

March 17, 2020

Danielle Holmes
Ledge Light Health District
216 Broad Street
New London, CT 06320

Re: Lot Line Revision and Re-Subdivision Nottingham Hills Lot 19
AKA 22 Upper Kensington Drive and Lot 21
AKA 24 Upper Kensington Drive

Dear Danielle:

Enclosed please find a B-100 for revised lots 19 & 21 together with an Application for Subdivision Feasibility for the two new proposed lots. I have also enclosed the following;

1. One (1) 24" x 36" and one (1) 11" x 17" plan titled "Conservation Design Development, Nottingham Hills Subdivision, 4 Lot Resubdivision of Lots 19 & 21".

2. Sheets SD1, SD 2, SD 5 and SD14 of the final approved Nottingham Hills Subdivision Phase 3 plans recorded in the East Lyme Land Records on December 16, 2005 beginning at Drawer 6 # 287. Ex. 1.

   I have highlighted the test hole results on sheet SD 14 that we have used in the preparation of this re subdivision plan as follows:

   - Proposed Lot 1: Test hole data for #332 highlighted in yellow.
   - Proposed Lot 2: Test hole data for #'s 513, 349 & 349A and perk test results highlighted in blue. (Existing Code Compliant Septic Area)
   - Proposed Lot 3: Test hole data for # B and the perk test results highlighted in orange. (Existing Code Compliant Septic Area)
   - Proposed Lot 4: Test hole data for # A highlighted in green.

PLEASE NOTE LOT #4 WILL BE CONVEYED TO THE EAST LYME LAND TRUST, INC. FOR PUBLIC OPEN SPACE AND WILL BE SUBJECT TO A CONSERVATION EASEMENT. ACCORDINGLY THIS LOT SHOULD BE REVIEWED FOR FEASIBILITY AS A ONE BEDROOM SYSTEM ONLY. PLEASE SEE ATTACHED EX. 2.

Please feel free to contact me at 434-409-9515 or kristentclarke@gmail.com should you have any questions or need to discuss this matter further.

Sincerely,

Kristen Clarke

Kristen T. Clarke

cc: Paul Geraghty, Esq.
Jason Pazzaglia

LLHD
Ledge Light Health District

App No._____
Check No._____
Receipt No. _____

REVIEW FEE: $25.00
w/site visit or soil test: $50.00
Make check to LLHD or pay online at www.LLHD.org rev 4/30/17

Promoting healthy communities

B100a: Application for Building Addition, Change in Use, Accessory Structure, or Lot Line Change

Note: Please include the following with your application:

1. *A scaled site plan of your property showing property lines, existing buildings, septic system (s), water line (s) well (s), and proposed building addition or accessory structure.*
2. *For additions of living space: existing and proposed floor plans.*
3. *Soil testing information, if available.*

Date: _____ Property Address: builder lots 19&21 Upper Kensington Dr. Town: East Lyme

Applicant Name: Kristen T. Clarke, P.E. Phone: 434-409-9515

Email: Kristentclarke@gmail.com

Applicant Address (if different from above): 20 Risingwood Dr., Bow, NH 03304

Property Water Supply: ☐ Well (s) ☐ Public Water ☐ Both

Type of Application:
☐ Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms _____
☐ Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)
☐ Accessory Structure (Garage, Shed, Deck, Pool, etc.)
☒ Lot Line Change

Please provide a brief description of the proposed project: Lot Line revisions of Nottingham Hills Subdivision lots 19 & 21 to accomodate 2 new lots one of which be deeded for Open Space (Lot

Signed: _____ * Applicant attests that project information is the same as that supplied to the Building Department (if applicable).

Reviewed by: _____ Title: _____ ☐ Approved ☐ Denied

Signed: Kristen Clarke Date: _____

Comments: _____

New England National LLC

1890 Palmer Avenue,
Suite 303
Larchmont, NY 10538

914-834-0291 (Office)
914-834-0566 (Fax)
newenglandnational@gmail.com

May 29, 2014

HAND DELIVERED
Mr. Ryan McCammon
Ledgelight Health District
216 Broad Street
New London, CT

Dear Ryan:

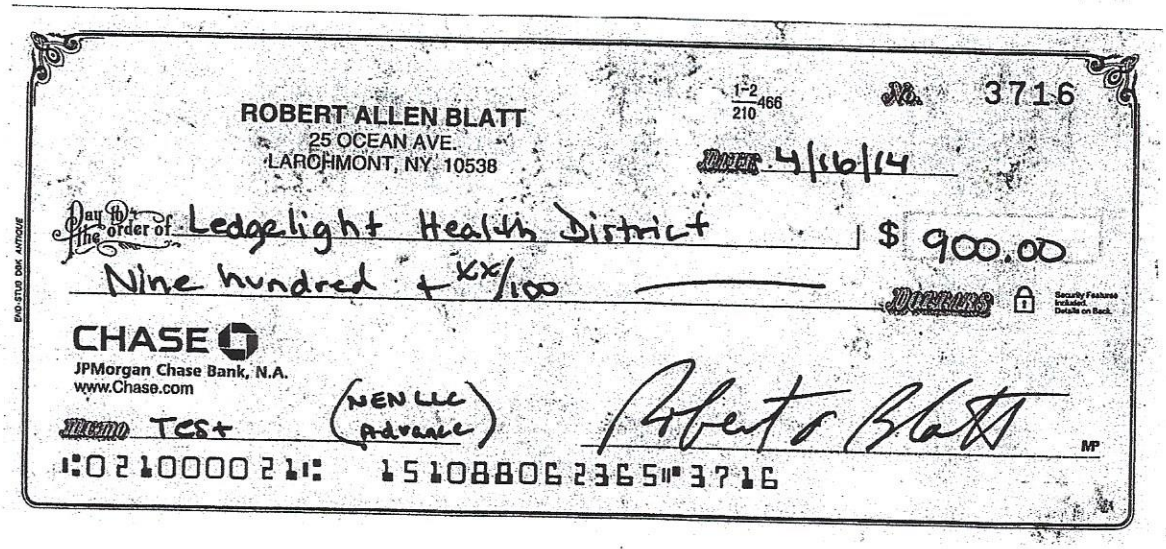
The attached check in the amount of $900.00 is for the fees associated with test holes in conjunction with the re-subdivision and or lot-line modification of 197 Upper Pattagansett Road and the re-subdivision of lots 19 and 21 of Nottingham Hills Subdivision both of course located in East Lyme.

Bob Pfanner and or Jason Pazzaglia are going to work out the scheduling with you directly.

I have attached a preliminary plan for 197 Upper Pattagansett Road. We are still working on lot 19/21 re-subdivision plan.

Sincerely,

Jeffrey A. Torrance



ROBERT ALLEN BLATT
25 OCEAN AVE.
LAROCHMONT, NY 10538

1-2
210 466

No. 3716

DATE 4/16/14

Pay to the order of Ledgelight Health District $ 900.00

Nine hundred + xx/100 DOLLARS

Security Features Included. Details on Back.

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO TCS+ (NEN LLC Advance)

Robert Blatt

MP

⑆021000021⑆ 151088062365⑈3716

EXD-3108 DBK ANYONE

LLHD
Ledge Light Health District

App No._____
Check No._____
Receipt No._____

REVIEW FEE: see application
Make check to LLHD or pay online at www.LLHD.org rev 4/30/17

Promoting healthy communities

Application for Septic Plan Review

Notes:

1. ***Please provide a scaled site plan of the property with an accurate parcel address – one copy, two copies if state review is required.***
2. ***If requesting a septic design plan review, please submit building plans including floor plans of all levels and all structure.***
3. ***If requesting subdivision plan review for a town commission approval, please provide the date of the commission meeting under "Additional Information" below.***

Date: 3/2/2020 Property Address: builder lots 19&21 Upper Kensington Dr. Town: East Lyme

Applicant Name: Kristen T. Clarke, P.E. Phone: 434-409-9515

Email: kristentclarke@gmail.com Fax: _____

Applicant Address (if different from above): _____

Property Water Supply: ☐ Well (s) ☐ Public Water ☐ Both

Type of Review Requested:
☐ Septic Design Plan - Single Lot (Fee: $155 – includes 1 revision)
☐ Revision of Septic Design Plan (beyond one revision) (Fee: Half of Plan Review Fee)
☒ Subdivision Feasibility / commission review. Number of lots: 2 (Fee: $150 per lot)
☐ State DPH review (e.g., septic systems >2000 gpd; request for State exception) (Fee: $100)

Additional Information:

_____

_____

_____

Signed: Kristen Clarke

Assigned to: _____ Title: _____

Date Received: _____

From: Christine
To: Jennifer Lindo; Gary Goeschel
Subject: Public comment for 7/27 planning meeting
Date: Friday, July 24, 2020 12:37:16 PM
Attachments: Nottingham Hills final.docx

Hello Gary and Jenn,

Attached is a letter composed by residents of Nottingham Hills in reference to a re-subdivision plan which will be discussed at the next planning commission meeting on Monday, July 27. The homeowners who have signed this document are not all able to attend and speak during public comment so we request this be read aloud on our behalf. Could you please confirm that the document will be read?

Thank you
Christine Stahl

Sent from my iPhone

July 24, 2020

Dear Planning Commissioner,

The signatories of this letter are residents of the Nottingham Hills subdivision in East Lyme, CT. This letter is provided to convey our collective concern regarding the proposed re-subdivision of existing lots within the development.

Specifically, there is a proposal before the Town Planning Commission for a 4-lot re-subdivision of two lots on Upper Kensington Drive. In your letter to Ms. Kristen T. Clarke, dated June 30, 2020 the lots are cited as 22 and 24 Upper Kensington Drive. In Ms. Clarke's Application for Determination of Permitted/Non-Regulated Activity dated March 2, 2020 the lots are cited as 19 and 21 Upper Kensington Drive.

Of primary concern is the manner and process by which the Town of East Lyme has permitted the land development company to continually revise specifications and requirements for building within the subdivision. Over the past 15 years, there have been six re-subdivisions and associated changes to the requirements for developing lots and building homes. These modifications were approved by the Town of East Lyme as part of "phased" plans submitted by the land developer. This information was only fully discovered after we, the residents, met with legal counsel in the hope of establishing a Homeowner's Association in an effort to preserve the integrity of the neighborhood. Regrettably, we were denied this opportunity due to the absence of any designated "common spaces" in the approved plan(s).

During the June 8, 2020 Wetlands Commission Hearing, the attorney representing the land development company submitted an environmental impact assessment completed by Ms. Kristen T. Clarke, PE. Specific to this assessment were details regarding the environmental impact of dividing the two existing lots into four lots and constructing a "rain garden" to collect runoff from the properties. At no time was it acknowledged that Ms. Clarke is related to the land developer. One might conclude that this presents a conflict of interest and an independent assessment needs to be completed to assess any potential environmental impact. Regrettably, residents were not permitted to speak during the hearing and these issues were not addressed.

Another concerning issue is with regards to the new location for house 3. Originally, during the walkthrough with the Wetlands Commission, it was stated that the ledge area was not going to be impacted. However, the latest proposal shows placement of house 3 on the ledge area. There is concern that any blasting on or near the ledge or removal of portions of the ledge, which is very soft in some areas, could cause costly damage within the property bounds of the homeowners at 26 Upper Kensington Drive.

If you have the opportunity to drive through our neighborhood, you will appreciate the beautiful character and consistency we were promised when we purchased our homes. For every home, the driveway is entered directly from the street, the garages are all entered from the side and the houses have a relatively uniform look, style and size. These requirements were ensured in the bylaws for all new homeowners in earlier phases. We are very concerned that the proposed houses are not consistent with the design of our neighborhood. We ask that if you decide to allow this re-subdivision, that you will stipulate that the homes be built in a manner which will preserve the character and integrity of our neighborhood and keep our home values from falling.

We are asking the Town of East Lyme to ensure there is a thorough, independent review of the proposed re-subdivision that addresses potential environmental impacts. We'd also ask that you ensure that the character and composition of our neighborhood is maintained to its fullest extent.

We thank you for the opportunity to be heard and look forward to your reply.

Sincerely,

Tollan and Nicole Blanchard, 17 Upper Kensington Drive

Aaron and Kim Bucko, 18 Upper Kensington Drive

Jeff and Tracy Hooper, 10 Upper Kensington Drive

Kevin and Justine Hricko, 4 Kensington Drive

Brandon and Christine Stahl, 4 Upper Kensington Drive

Steve and Linda Thomas, 26 Upper Kensington Drive

Michael and Wendy Turdo, 14 Upper Kensington Drive

MEMORANDUM

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

FROM: **Kristen Clarke, PE**

DATE: **July 25, 2020**

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

Enclosed please find the following submissions for the above referenced application:

Exhibit II: Map entitled "compilation plan, map showing easement 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 recorded Dr. 6 #441

The utility easement on existing lots 19 and 21, 30' in width and 302' in length is highlighted in yellow

Exhibit JJ: Map entitled "lot line revisions Nottingham Hills Subdivision lots 19, 20, 21 & 32 recorded in the East Lyme Land Records, Dr. 8 #118.

Exhibit KK: Map entitled "grading and E&S plan, lots 18, 19, 21, 22 & 24 Nottingham Hills subdivision Phase 3 sheet SD7 recorded in the East Lyme Land Records.

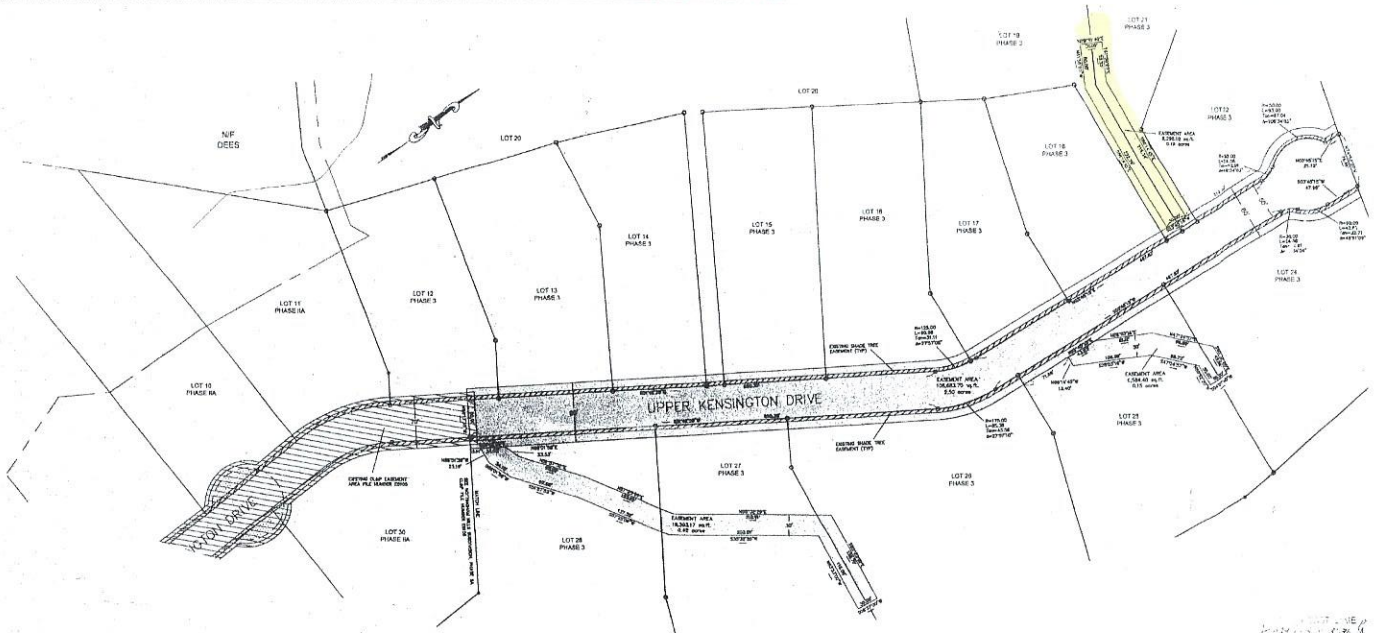
Exhibit LL: Plan entitled "improvement location survey prepared for Wayne Falco, 26 Upper Kensington Drive, East Lyme, Connecticut dated 12-29-12 on file with the Town of East Lyme Building Department.

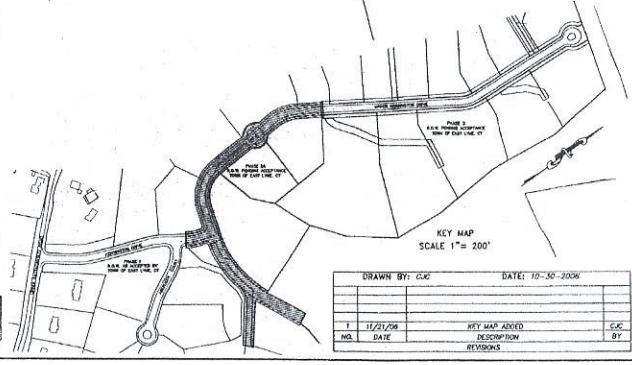
Exhibit MM: Amended design report dated July 25, 2020.

Exhibit NN: Letter from East Lyme Land Trust, Inc. regarding acceptance of open space.

EXHIBIT II

Exhibit II





NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A COMPILATION SURVEY BASED ON VARIOUS REFERENCED MAPS AND DEEDS CONFORMING TO HORIZONTAL ACCURACY CLASS D HORIZONTAL ACCURACY AND IS INTENDED TO SHOW PROPOSED EASEMENT ACQUIRED.

2. MAP REFERENCES:
   A. PLAN OF PROPERTY TO BE CONVEYED BY J. C. PENNY COMPANY, INC IN THE TOWN OF EAST LYME, CONN. SCALE 1" = 100' DATED JUNE 23, 1969 BY CHANDLER, PALMER & KING NORWICH, CONN.
   B. PROPERTY SURVEY LAND OF SONIA ZAMMATARO, JOANNA McCAFFREY AND STEPHEN SWITZKO TO BE CONVEYED TO NIANTIC REALTY LLC EAST LYME CONNECTICUT DATED 8-13-02 SCALE 1" = 150' BY ANCHOR ENGINEERING SERVICES, INC. OLASTOMBURY CT.
   C. PROPERTY SURVEY PREPARED FOR LEWIS S. BULL UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT, SCALE 1" = 40' DATED JAN. 89 BY JOHN KOPKO JR. & ASSOCIATES, INC.
   D. BOUNDARY SURVEY 191 UPPER PATTAGANSETT ROAD EAST LYME, CT. PROPERTY OF LEWIS S. & JEAN E. BULL, SCALE 1" = 100' DATED DEC. 10, 1999 BY DAVID COMMISO L.L.S.
   E. NOTTINGHAM HILLS SUBDIVISION NIANTIC REAL ESTATE, LLC. BOUNDARY PLAN SCALE 1" = 100' DATED MAY 4, 2001 REV THRU 11-30-01 BY ANCHOR ENGINEERING SERVICES, INC.
   F. SUBDIVISION PLAN 2 LOT SUBDIVISION PREPARED FOR TORRANCE FAMILY LIMITED PARTNERSHIP KENSINGTON DRIVE EAST LYME, CONNECTICUT DATED 4-30-03, REVISED THRU 9-29-03, SCALE 1" = 50' BY ANCHOR ENGINEERING SERVICES, INC.
   G. LOT LINE REVISION LOT 7 NOTTINGHAM HILLS SUBDIVISION PREPARED FOR NIANTIC REAL ESTATE, LLC. KENSINGTON DRIVE EAST LYME, CONNECTICUT DATED 5-28-03, REVISED THRU 5-8-03, SCALE 1" = 40' BY ANCHOR ENGINEERING SERVICES, INC.
   H. LAND TO BE CONVEYED TO NIANTIC REAL ESTATE LLC FROM ROBERT A. BLATT UPPER PATTAGANSETT ROAD EAST LYME CONNECTICUT SCALE 1" = 100' DATED 10-23-03 BY J. ROBERT PFANNER & ASSOCIATES P.C.
3. NORTH IS CONNECTICUT GRID SYSTEM NAD 27
4. ELEVATIONS ARE FROM AERIAL SURVEY DATED ON NOV-00 29.

THIS MAP AND SURVEY CONFORMS TO A CLASS D SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

J. ROBERT PFANNER L.L.S. No. 9442

Original Ink Drawing Prepared In Accordance With State Filing Regulations. J. Robert Pfanner PE, LS #9442

LEGEND

- DEEP TEST HOLE
- PERCOLATION TEST
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- PROPOSED SEWER LINE
- FOUNDATION DRAIN
- UTILITY POLE
- EXISTING SPOT ELEV.
- PROPOSED SPOT ELEV.
- TREE LINE / LIMITS OF CLEARING
- F.F. FINISH FIRST FLOOR
- F.B.F. FINISH BASEMENT FLOOR
- G.F. FINISH GARAGE FLOOR
- WETLANDS FLAG
- EXISTING WOODS ROAD
- SILT FENCE
- POSSIBLE HOUSE LOCATION
- GUARD RAIL
- SOIL TYPE DELINATION
- SOIL TYPE
- SHADE TREE TO BE PLANTED
- LOST WETLANDS REVIEW AREA
- CATCH BASIN

DRAWN BY: CJC		DATE: 10-30-2006	
1	11/21/06	KEY MAP ADDED	CJC
NO.	DATE	DESCRIPTION	BY
REVISIONS			

Compilation Plan
Map Showing Easement Area to be Gra
The Connecticut Light and Power Com
Across the Property of
NIANTIC REAL ESTATE, LLC
NOTTINGHAM HILLS SUBDIVISION, PHA
UPPER KENSINGTON DRIVE
East Lyme, Connecticut
Scale 1" = 60' CL&P File Numbe
Date: October 30, 2006

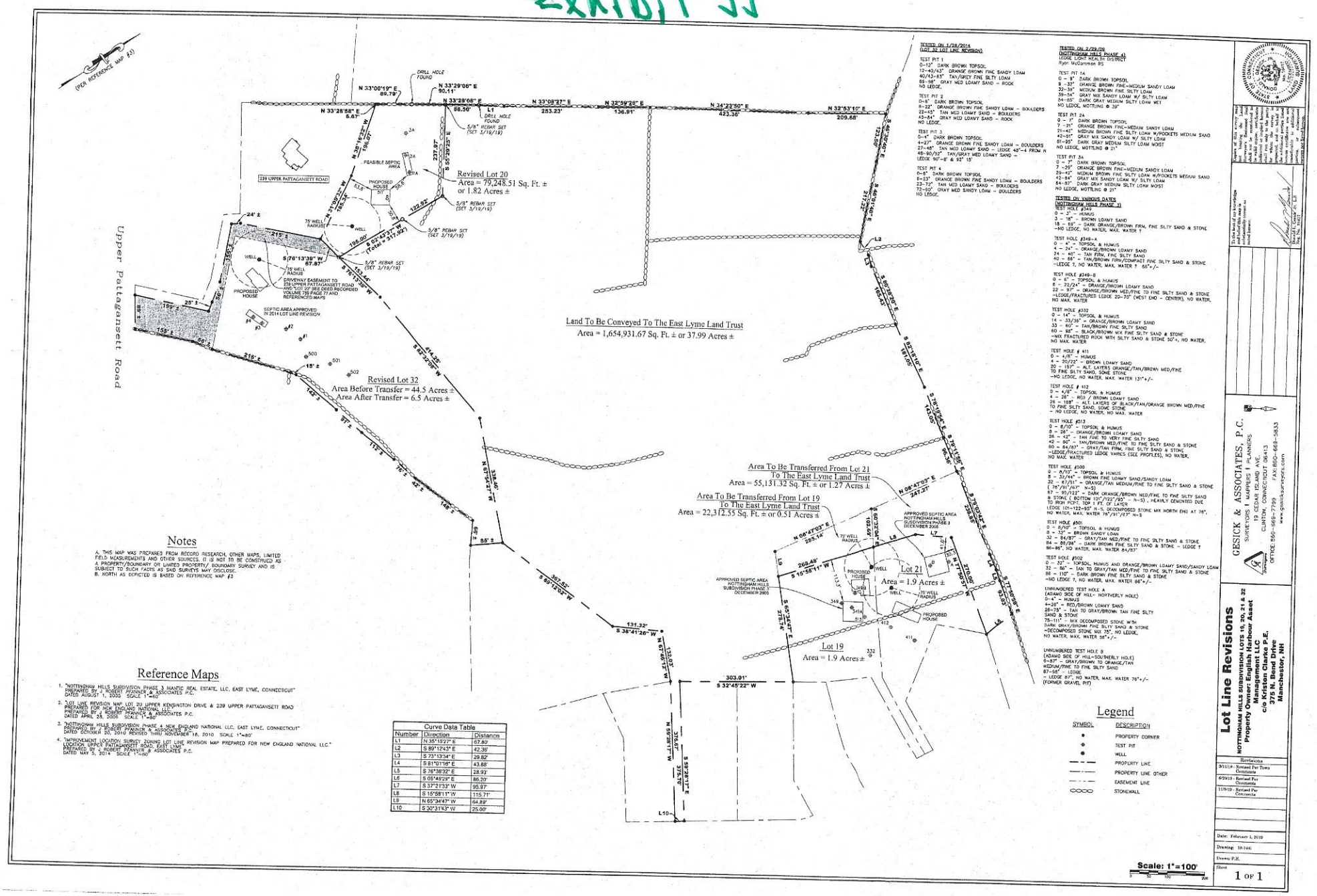
GRAPHIC SCALE

J.ROBERT PFANNER & ASSOCIATE
CIVIL ENGINEERS & LAND SURVE
37 GRAND STREET NIANTIC, CONNECTICUT 0(
TEL. 860-739-6216 FAX 860-739-(

03012-P

EXHIBIT JJ

Exhibit JJ



TESTED ON 1/28/2014
(LOT 32 LOT LINE REVISION)

TEST PIT 1
0-12" DARK BROWN TOPSOIL
12-40/43" ORANGE BROWN FINE SANDY LOAM
40/43-63" TAN/GREY FINE SILTY LOAM
63-98" GRAY MED LOAMY SAND – ROCK
NO LEDGE.

TEST PIT 2
0-8" DARK BROWN TOPSOIL
8-22" ORANGE BROWN FINE SANDY LOAM – BOULDERS
22-45" TAN MED LOAMY SAND – BOULDERS
45-84" GRAY MED LOAMY SAND – ROCK
NO LEDGE

TEST PIT 3
0-4" DARK BROWN TOPSOIL
4-27" ORANGE BROWN FINE SANDY LOAM – BOULDERS
27-48" TAN MED LOAMY SAND – LEDGE 48"-4 FROM N
48-90/92" TAN/GRAY MED LOAMY SAND – LEDGE 90"-8' & 92' 15'

TEST PIT 4
0-8" DARK BROWN TOPSOIL
8-23" ORANGE BROWN FINE SANDY LOAM – BOULDERS
23-72" TAN MED LOAMY SAND – BOULDERS
72-80" GRAY MED SANDY LOAM – BOULDERS
NO LEDGE.

TESTED ON 2/29/06
(NOTTINGHAM HILLS PHASE 4)
LEDGE LIGHT HEALTH DISTRICT
Ryan McCammon RS

TEST PIT 1A
0 – 9" DARK BROWN TOPSOIL
9 –30" ORANGE BROWN FINE-MEDIUM SANDY LOAM
32–39" MEDIUM BROWN FINE SILTY LOAM
39–54" GRAY MIX SANDY LOAM W/ SILTY LOAM
54–65" DARK GRAY MEDIUM SILTY LOAM WET
NO LEDGE, MOTTLING @ 39"

TEST PIT 2A
0 – 7" DARK BROWN TOPSOIL
7 – 21" ORANGE BROWN FINE-MEDIUM SANDY LOAM
21–42" MEDIUM BROWN FINE SILTY LOAM W/POCKETS MEDIUM SAND
42–65" GRAY MIX SANDY LOAM W/ SILTY LOAM
61–85" DARK GRAY MEDIUM SILTY LOAM MOIST
NO LEDGE, MOTTLING @ 21"

TEST PIT 3A
0 – 7" DARK BROWN TOPSOIL
7 –29" ORANGE BROWN FINE-MEDIUM SANDY LOAM
29–42" MEDIUM BROWN FINE SILTY LOAM W/POCKETS MEDIUM SAND
42–84" GRAY MIX SANDY LOAM W/ SILTY LOAM
84–87" DARK GRAY MEDIUM SILTY LOAM MOIST
NO LEDGE, MOTTLING @ 21"

TESTED ON VARIOUS DATES
(NOTTINGHAM HILLS PHASE 3)
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 – 66" – TAN/BROWN FIRM/COMPACT FINE SILTY SAND & STONE
–LEDGE ?, NO WATER, MAX. WATER ? 66"+/–

TEST HOLE #349–B
0 – 6" – TOPSOIL & HUMUS
6 – 22/24" – ORANGE/BROWN LOAMY SAND
22 – 9/? – 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 – 80" – BLACK/BROWN MIX FINE SILTY SAND & STONE
–MIX FRACTURED ROCK WITH SILTY SAND & STONE 30"+, NO WATER, NO MAX. WATER

TEST HOLE # 411
0 – 4/8" – 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 – 4/8" – TOPSOIL & HUMUS
4 – 28" – RED / BROWN LOAMY SAND
28 – 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 #313
0 – 8/10" – TOPSOIL & HUMUS
8 – 28" – ORANGE/BROWN LOAMY SAND
28 – 42" – TAN FINE TO VERY FINE SILTY SAND
42 – 60" – TAN/BROWN MED/FINE TO FINE SILTY SAND & STONE
60 – 84/97" – 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 (76"/91/97" 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 PORT TOP 1 FT. OF LAYER
LEDGE 101–122–95" N–S, DECOMPOSED STONE MIX NORTH END AT 76", NO WATER, MAX. WATER 76"/91"/97" N–S

TEST HOLE #501
0 – 8/10" – TOPSOIL & HUMUS
8 – 32" – BROWN SANDY LOAM
32 – 84/86" – GRAY/TAN MED/FINE TO FINE SILTY SAND & STONE
84 – 88/96" – DARK BROWN FINE SILTY SAND & STONE – LEDGE ?
86–96", 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
(ADJACENT 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 38"+/–

UNNUMBERED TEST HOLE B
(ADJACENT 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)

Notes

A. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/ BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.
B. NORTH AS DEPICTED IS BASED ON REFERENCE MAP #3

Reference Maps

1. "NOTTINGHAM HILLS SUBDIVISION PHASE 3 MANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=40'
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, 2008 SCALE 1"=40'
3. "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'
4. "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'

Curve Data Table		
Number	Direction	Distance
L1	N 35°15'27" E	67.80'
L2	S 89°12'43" E	42.36'
L3	S 73°13'34" E	29.82'
L4	S 81°01'16" E	43.88'
L5	S 76°38'32" E	28.93'
L6	S 05°48'29" E	86.20'
L7	S 37°21'33" W	95.97'
L8	S 15°58'11" W	115.71'
L9	N 65°34'47" W	64.89'
L10	S 30°31'43" W	25.00'

Legend

SYMBOL	DESCRIPTION
•	PROPERTY CORNER
•	TEST PIT
•	WELL
	PROPERTY LINE
	PROPERTY LINE OTHER
	EASEMENT LINE
	STONEWALL

Scale: 1"=100'

GESICK & ASSOCIATES, P.C.
SURVEYORS | ENGINEERS | PLANNERS
19 CEDAR HILL ROAD
CLINTON, CONNECTICUT 06413
OFFICE 860–669–7799 FAX 860–669–5833
www.gesicksurveys.com

Lot Line Revisions

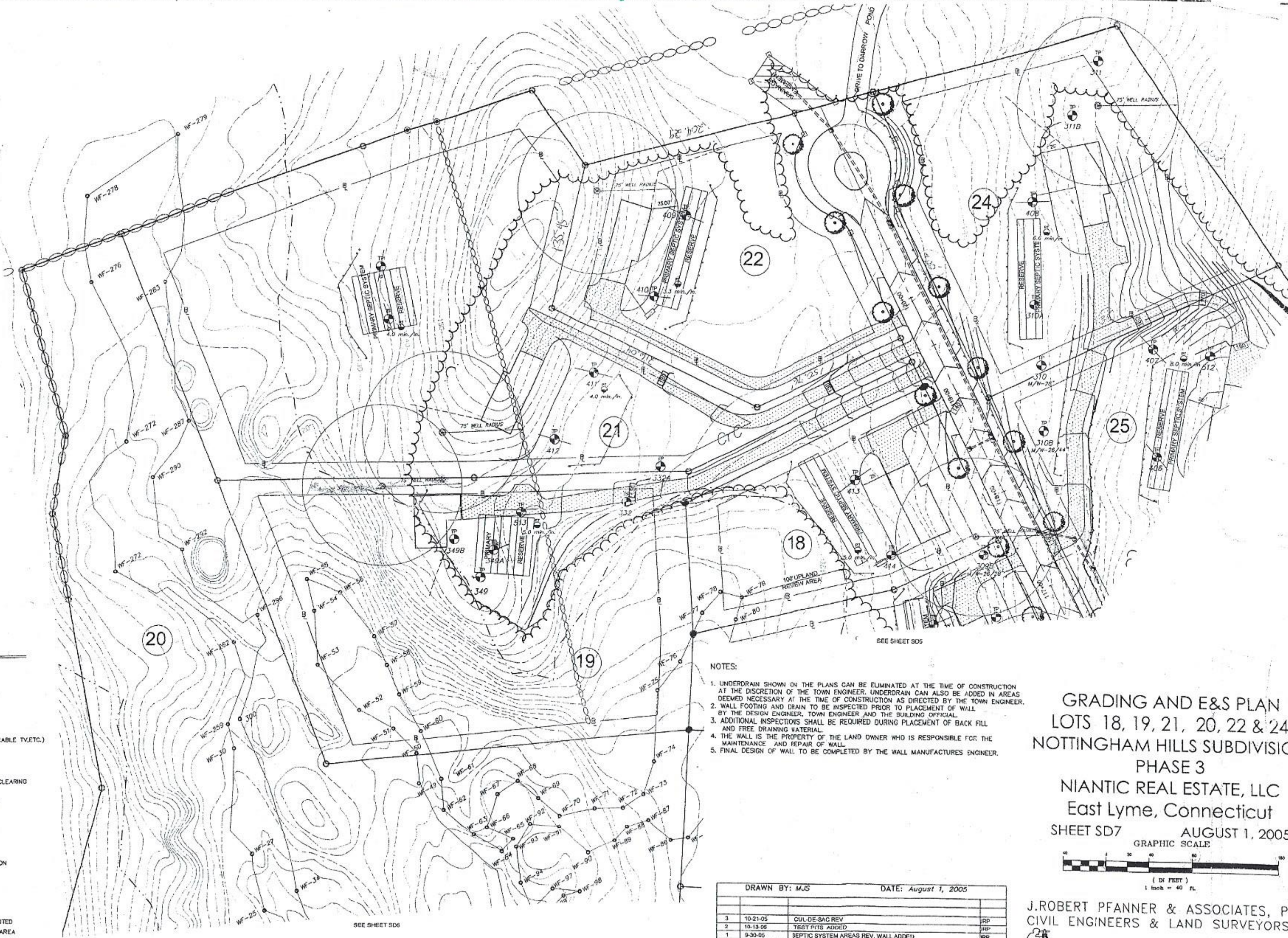
NOTTINGHAM HILLS SUBDIVISION LOTS 19, 20, 21 & 32
Property Owner: New England Harbour Asset Management, LLC
c/o Kristen Clark, L.E.P.
375 N. Bend Drive
Manchester, NH

Revisions
3/11/19 – Revised Per Town Comments
6/29/19 – Revised Per Comments
11/6/19 – Revised Per Comments

Date: February 1, 2019
Drawing: 18-144
Drawn: P.H.
Sheet: 1 OF 1

EXHIBIT KK

Exhibit KK



LEGEND

- DEEP TEST HOLE
- PERCOLATION TEST
- IRON PIN TO BE SET
- MERESTONE TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- FOUNDATION DRAIN
- UTILITY POLE
- EXISTING SPOT ELEV.
- PROPOSED SPOT ELEV.
- TREE LINE / LIMITS OF CLEARING
- F.F FINISH FIRST FLOOR
- F.B.F. FINISH BASEMENT FLOOR
- G.F. FINISH GARAGE FLOOR
- WETLANDS FLAG
- EXISTING WOODS ROAD
- SILT FENCE
- POSSIBLE HOUSE LOCATION
- GUARD RAIL
- SOIL TYPE DELINATION
- CrC SOIL TYPE
- SHADE TREE TO BE PLANTED
- LIMIT WETLANDS REVIEW AREA
- CATCH BASIN
- PROPOSED SEWER LINE

NOTES:

1. UNDERDRAIN SHOWN ON THE PLANS CAN BE ELIMINATED AT THE TIME OF CONSTRUCTION AT THE DISCRETION OF THE TOWN ENGINEER. UNDERDRAIN CAN ALSO BE ADDED IN AREAS DEEMED NECESSARY AT THE TIME OF CONSTRUCTION AS DIRECTED BY THE TOWN ENGINEER.
2. WALL FOOTING AND DRAIN TO BE INSPECTED PRIOR TO PLACEMENT OF WALL BY THE DESIGN ENGINEER, TOWN ENGINEER AND THE BUILDING OFFICIAL.
3. ADDITIONAL INSPECTIONS SHALL BE REQUIRED DURING PLACEMENT OF BACK FILL AND FREE DRAINING MATERIAL.
4. THE WALL IS THE PROPERTY OF THE LAND OWNER WHO IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF WALL.
5. FINAL DESIGN OF WALL TO BE COMPLETED BY THE WALL MANUFACTURES ENGINEER.

DRAWN BY: MJS DATE: *August 1, 2005*

NO.	DATE	DESCRIPTION	BY
3	10-21-05	CUL-DE-SAC REV	JRP
2	10-13-05	TEST PITS ADDED	JRP
1	9-30-05	SEPTIC SYSTEM AREAS REV, WALL ADDED	JRP

REVISIONS

GRADING AND E&S PLAN
LOTS 18, 19, 21, 20, 22 & 24
NOTTINGHAM HILLS SUBDIVISION
PHASE 3
NIANTIC REAL ESTATE, LLC
East Lyme, Connecticut

SHEET SD7 AUGUST 1, 2005

GRAPHIC SCALE

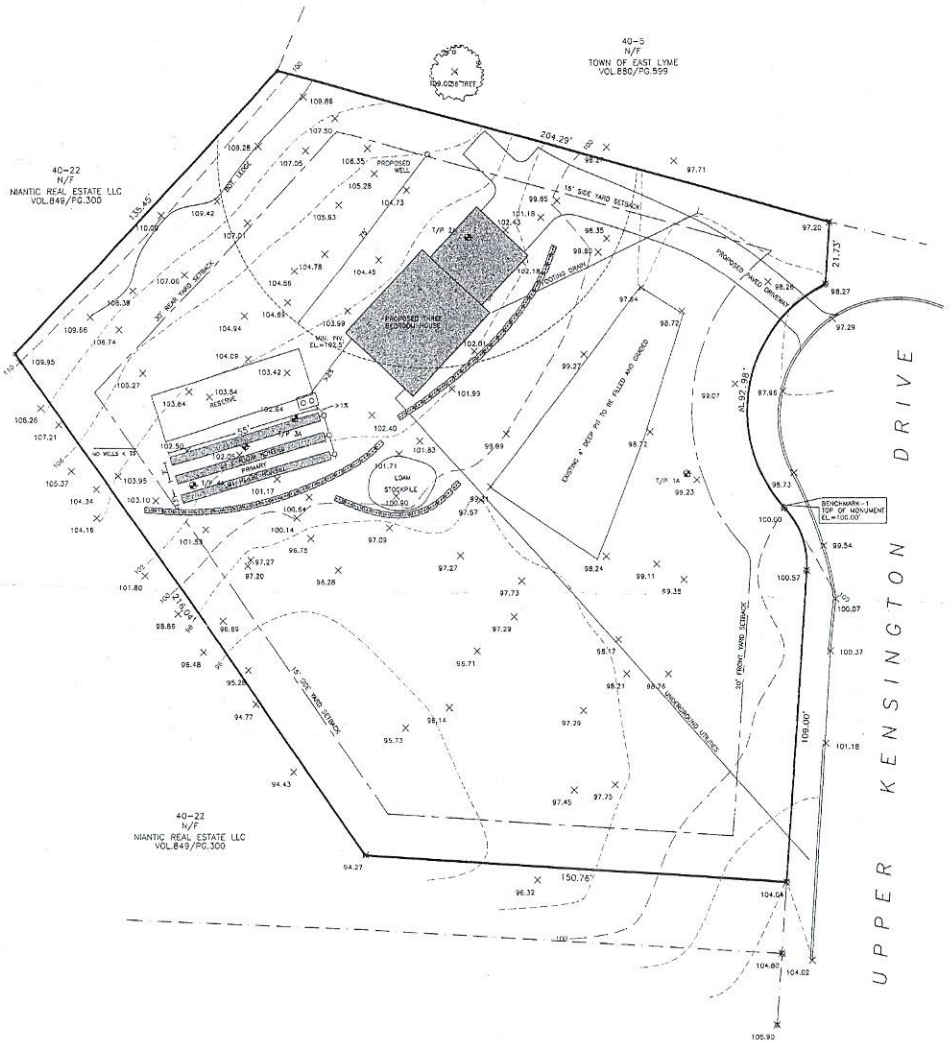
(IN FEET)
1 inch = 40 ft.

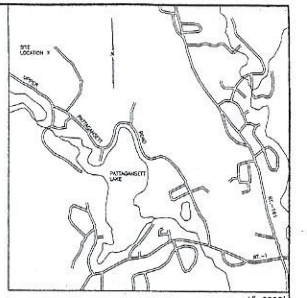
J.ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
37 'AND STREET NIANTIC, CONNECTICUT 06357
TEL. 860-739-6216 FAX 860-739-0693

03012-NOTT-PH3

EXHIBIT LL

Exhibit L





LOCATION PLAN

PER REFERENCE MAP-1

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
   - Survey Type: IMPROVEMENT LOCATION SURVEY
   - Boundary Determination Category: DEPENDENT RE-SURVEY
   - This survey conforms to a Class "A-2" horizontal accuracy
   - This survey conforms to a Class "T-2 V-3" vertical accuracy
   - VERTICAL DATUM IS ASSUMED
3. Reference deed for locus parcel VOL.694/PG.107
4. Not valid without a live signature and embossed seal.
5. This survey is based exclusively on accepted standards of surveying practice and does not express any opinion regarding the existence or validity of any unrecorded and/or disputed rights that may result from adverse possession, adverse use, prescription, abandonment, implication, necessity, estoppel, or any other principles of law or judicial interpretation that are not readily apparent from a review of the clear language of the deeds and other instruments that form the basis of this survey. Similarly, the inclusion or omission in this survey of any reference, description, landmark, structure, object, or other physical feature should not be construed as an opinion of the legal significance or insignificance of any such reference, description, landmark, structure, object, or other physical feature.

REFERENCE MAP:
NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC
EAST LYME, CONNECTICUT SHEET S03 AUGUST 1, 2005 1"=60'
J.ROBERT PFANNER & ASSOCIATES

APPLICANT:
WAYNE FALCO
HALEY MEADOW ROAD
GRISWOLD CT.
860-234-8861

LEGEND

- TESTPIT
- PERC HOLE
- 300 CONTOUR
- INDEX CONTOUR
- X 300.0 SPOT ELEVATION
- HAYBALES

20 0 20 40 60 Feet

ERIC SEITZ LAND SURVEYING, INC.
www.ericseitzlandsurveying.com
P.O. Box 156
Jewett City, CT 06351
Eric Seitz, L.S.
President
(860) 376-3349

To my knowledge, and belief, this map is substantially correct as noted hereon.

12-29-12
ERIC SEITZ, Conn. L.S. #18856

ASSESSOR'S MAP-40 LOT-21

IMPROVEMENT LOCATION SURVEY

PREPARED FOR

WAYNE FALCO

26 UPPER KENSINGTON DRIVE
EAST LYME CONNECTICUT
SCALE 1"= 20' DECEMBER 2012
SHEET 1 OF 2

EXHIBIT MM

AMENDED DESIGN REPORT
JULY 20,2020
3 LOT RE-SUBDIVISION
LOTS 19 & 21
UPPER KENSINGTON DRIVE
EAST LYME, CONNECTICUT

This re-subdivision will separate the subject properties from two (2) into three (3) lots.

The subject property is a part of the Nottingham Hills Subdivision land assemblage and represents the 5th re-subdivision of the Nottingham Hills Subdivision property.

More specifically, the plan separates current lots 19 and 21 into three lots. It should be noted that approximately one acre will be deeded to the East Lyme Land Trust, Inc in Fee Interest and Conservation Easement for additional Open Space and will be further subject to a Conservation Easement to be held by the State of Connecticut Department of Energy and Environmental Protection upon the filing of the mylars of this re-subdivision

Accessible Road frontage to each of the lots will be from Upper Kensington Drive having a total of fifty (50) feet of frontage. Access to each of the lots will be from a common driveway 235 feet in length from the two existing curb cuts. The applicant is proposing this to further reduce impervious surface areas.

INLAND WETLANDS

There are inland wetlands on the subject property lots 1 and 2. In both instances the inland wetlands are within already protected by front, rear and side yard building setbacks. It is important to note though however that there is no activity proposed in either the inland wetlands or the 100' upland review area on any of the proposed lots. An Application for Determination of Non-Regulated Activity was been filed with the Town of East Lyme Inland Wetlands Agency ("IWA"). Ex. A. The IWA reviewed the plans and determined there was no regulated activity occurring at their June 6, 2020 meeting.

OPEN SPACE

Open space totaling 41.35 acres has already been provided by deed or conservation easement to the Town of East Lyme for the Nottingham Hills Subdivision totaling 38.35% of the total land in all phases of the subdivision vs. the required 30%. Ex. B.

YIELD PLAN

A Conventual yield plan has been provided as part of this application which demonstrates at least four lots could be developed on this property.

SEWAGE DISPOSAL REPORT

Proposed lots 2 and 3 have already been reviewed for septic feasibility. No changes have been made to require further review outside of a B-100, Ex. C, which has been filed with Ledge Light Health District. Both of lots 2 and 3 have system areas located outside of the 15-foot buffer required by the State of Connecticut Health Code. Lots 1 utilizes test hole data from the Nottingham Hills subdivision Phase 3 plans (Test Hole 332) to demonstrate no ledge, no high groundwater and no MLSS and therefore the septic feasibility required by the East Lyme Subdivision regulations. An Application For Subdivision Feasibility review was been filed with the ledge Light Health District for Lot 1. On March 17, 2020 Ex. C.

WATER SUPPLY REPORT

The existing and proposed new lots will all be served by well water. Health Code compliant locations for each of the wells are depicted on the submitted plans.

STORM WATER MANAGEMENT PLAN

Drainage from the properties will actually decrease under the proposed re subdivision when compared to the existing approved plan. Each of the lots will share a common driveway for all but 80 feet of a proposed 10' wide driveway (800s.f.). The homes will have a roof surface area of no more than 2000 s.f. . Drainage from all driveways, gutter down spouts and footing drains will be directed to the proposed rain garden from each of the homesites. Pursuant to the original design of this subdivision, stormwater will ultimately and easily be disbursed and or absorbed into the provided for 12 acre (552,720 s.f.) drainage area.

	CURRENT		PROPOSED	
Lot 19 (Lot 1)	Driveway 460'x15' =	6,900 s.f.	140'x10' =	1,400 s.f.
	House Footprint 70'x30' =	2,100 s.f.	56'x30' =	1,680 s.f.
		9,000 s.f.		3,080 s.f.
Lot 21 (Lot 2)	Driveway 460'x15' =	6,900 s.f.	190'x10' =	1,900 s.f.
	House Footprint 70'x30' =	2,100 s.f.	56'x30' =	1,680 s.f.
		9,000 s.f.		3,580 s.f.
Lot 3	Driveway	N/A	200'x10' =	2,000 s.f.

House Footprint	N/A	56'x30' =	1,680 s.f.
			3,690 s.f.
Common Driveway 234'x18'	N/A		4212 s.f.
Totals	18,000 s.f.		14,562 s.f

ROAD CONSTRUCTION/PUBLIC IMPROVEMENTS

There is no road construction or public improvements required. Utilities (Electric, Cable and Telephone) are stubbed to the entrance on Upper Kensington Drive and there is an existing thirty foot (30') wide, three hundred two foot (302") long utility easement on the property.which is recorded in the East Lyme Land Records at Dr. 6 #441.

NATURAL & CULTURAL RESOURCE MAP

Provided to the East Lyme Planning Commission as part of the Nottingham Hills Subdivision Phase 1 and incorporated herein.

ARCHEOLOGICAL SURVEY

Provided to the East Lyme Subdivision as part of Nottingham Hills Subdivision Phase 3 and incorporated herein. There are no Archeological issues to address that need to be addressed.

CONSTRUCTION ACTIVITIES

This property is being sold AS IS in its undeveloped state to Pazz & Construction , LLC. The current owner has not been provided with Start or Completion dates. The information provided in the proposed re-subdivision plans demonstrates feasibility of all required improvements. Sequencing and detailed erosion control will be provided by the final site plans to be submitted at the time of building permit application(s).

CONSTRUCTION SEQUENCE REPORT

The paving of the existing common driveway and the construction of the Rain Garden will occur during the construction of the first house to be built.

EXHIBIT A

Office Use Only/Date of Receipt (Stamp)

APPLICATION FOR DETERMINATION OF PERMITTED/NON-REGULATED ACTIVITY

1. SITE LOCATION (Street) and Description: Upper Kensington Drive

   Assessor's Map 40.0 Lot # 23&22

   Note: It is the applicant's responsibility to provide the correct site address, map/lot number for the legal notice. Provide a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands and watercourses to be disturbed, soil type(s), and wetland vegetation.

2. APPLICANT: Kristen T. Clarke P.E.

   Address: 20 Risingwood Drive
   Bow, NH 03304

   Phone: 434-409-9515

   Fax:

   Business:

   Cell:

   Email: kristentclarke@gmail.com

   Applicant's interest in the land: professional engineer

   ***If the applicant is a Limited Liability Corporation or a Corporation provide the managing member's or responsible corporate officer's name, address, and telephone number.*

3. OWNER: English Harbour Asset Management LLC

   Address: 20 Risingwood Drive
   Bow, NH 03304

   Phone: 434-409-9515

   Fax:

   Email:

   Cell:

   ***As the legal owner of the property listed on this application, I hereby consent to the proposed activities. And I hereby authorize the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendancy of the application and for the life of the permit.*

   Owners Printed Name: Kristen T. Clarke P.E.

   Owners Signature: Kristen Clarke Date:

4. Person Responsible for Compliance: _____

   Address: _____

   Phone Number: _____ Email: _____

5. Describe the Activity and Purpose: re-subdivision plan

6. Describe mitigation measures such as erosion controls, added wetlands plantings, infiltration and run off: n/a

7. Is the property within 500 ft of an adjoining town? ~~Yes~~ XX Yes No

8. Inland Wetland/Watercourse Information:

   Area of wetland to be disturbed 0 sq. ft.

   Area of watercourse to be disturbed 0 sq. ft.

   Upland Review Area to be disturbed 0 sq. ft. (area within 100' of wetland)

   Will fill be needed on site? ~~Yes~~ XXX Yes No

   If Yes, how much fill is needed? n/a cubic yards

   Will material be removed from site? ~~Yes~~ XXX Yes No

   If Yes, how much will be removed? n/a cubic yards

   The property contains (circle one or more) WATERCOURSE WATERBODY WOODED-WETLAND SWAMP

   Name of Soil Scientist and date of survey Don Fortunato-August 1, 2005

9. Site Plan Title, Date, Engineer/Surveyor Name: Conservation Design Development
   Nottingham Hills Subdivision
   4 lot re-subdivision of lots 19&21

The undersigned owner hereby consents to necessary and proper inspections of the above mentioned property by the Commission or agent of the Commission, at reasonable times both before and after a final decision has been issued by the Commission. The undersigned also swears that the information supplied is accurate to the best of his/ her knowledge and belief.

Kristen Clarke
Signature of Owner (s)

Date

EXHIBIT B

OPEN SPACE CALCULATIONS
NOTTINGHAM HILLS SUBDIVISION

Phase I

Lot #	Acreage
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 C

ENGLISH HARBOUR ASSET MANAGEMENT, LLC
1712 Pioneer Avenue , Suite 1939
Cheyenne, Wyoming 82001
(307) 256-7229

March 17, 2020

Danielle Holmes
Ledge Light Health District
216 Broad Street
New London, CT 06320

Re: Lot Line Revision and Re-Subdivision Nottingham Hills Lot 19
AKA 22 Upper Kensington Drive and Lot 21
AKA 24 Upper Kensington Drive

Dear Danielle:

Enclosed please find a B-100 for revised lots 19 & 21 together with an Application for Subdivision Feasibility for the two new proposed lots. I have also enclosed the following;

1. One (1) 24" x 36" and one (1) 11" x 17" plan titled "Conservation Design Development, Nottingham Hills Subdivision, 4 Lot Resubdivision of Lots 19 & 21".

2. Sheets SD1, SD 2, SD 5 and SD14 of the final approved Nottingham Hills Subdivision Phase 3 plans recorded in the East Lyme Land Records on December 16, 2005 beginning at Drawer 6 # 287. Ex. 1.

   I have highlighted the test hole results on sheet SD 14 that we have used in the preparation of this re subdivision plan as follows:

   - Proposed Lot 1: Test hole data for #332 highlighted in yellow.
   - Proposed Lot 2: Test hole data for #'s 513, 349 & 349A and perk test results highlighted in blue. (Existing Code Compliant Septic Area)
   - Proposed Lot 3: Test hole data for # B and the perk test results highlighted in orange. (Existing Code Compliant Septic Area)
   - Proposed Lot 4: Test hole data for # A highlighted in green.

PLEASE NOTE LOT #4 WILL BE CONVEYED TO THE EAST LYME LAND TRUST, INC. FOR PUBLIC OPEN SPACE AND WILL BE SUBJECT TO A CONSERVATION EASEMENT. ACCORDINGLY THIS LOT SHOULD BE REVIEWED FOR FEASIBILITY AS A ONE BEDROOM SYSTEM ONLY. PLEASE SEE ATTACHED EX. 2.

Please feel free to contact me at 434-409-9515 or kristentclarke@gmail.com should you have any questions or need to discuss this matter further.

Sincerely,

Kristen Clarke

Kristen T. Clarke

cc: Paul Geraghty, Esq.
Jason Pazzaglia

LLHD
Ledge Light Health District

App No._____
Check No._____
Receipt No. _____

REVIEW FEE: $25.00
w/site visit or soil test: $50.00
Make check to LLHD or pay online at www.LLHD.org rev 4/30/17

Promoting healthy communities

B100a: Application for Building Addition, Change in Use, Accessory Structure, or Lot Line Change

Note: Please include the following with your application:

1. *A scaled site plan of your property showing property lines, existing buildings, septic system (s), water line (s)/ well (s), and proposed building addition or accessory structure.*
2. *For additions of living space: existing and proposed floor plans.*
3. *Soil testing information, if available.*

Date: _____ Property Address: builder lots 19&21 Upper Kensington Dr. Town: East Lyme

Applicant Name: Kristen T. Clarke, P.E. Phone: 434-409-9515

Email: Kristentclarke@gmail.com

Applicant Address (if different from above): 20 Risingwood Dr., Bow, NH 03304

Property Water Supply: ☐ Well (s) ☐ Public Water ☐ Both

Type of Application:
☐ Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms _____
☐ Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)
☐ Accessory Structure (Garage, Shed, Deck, Pool, etc.)
☒ Lot Line Change

Please provide a brief description of the proposed project: Lot line revisions of Nottingham Hills Subdivision lots 19 & 21 to accomodate 2 new lots one of which be deeded for OpenSpace (Lot #

Signed: _____ * Applicant attests that project information is the same as that supplied to the Building Department (if applicable).

Reviewed by: _____ Title: _____ ☐ Approved ☐ Denied

Signed: Kristen Clarke Date: _____

Comments: _____

LLHD
Ledge Light Health District

App No. _____
Check No. _____
Receipt No. _____

REVIEW FEE: see application
Make check to LLHD or pay online at www.LLHD.org rev 4/30/17

Promoting healthy communities

Application for Septic Plan Review

Notes:

1. ***Please provide a scaled site plan of the property with an accurate parcel address – one copy, two copies if state review is required.***
2. ***If requesting a septic design plan review, please submit building plans including floor plans of all levels and all structure.***
3. ***If requesting subdivision plan review for a town commission approval, please provide the date of the commission meeting under "Additional Information" below.***

Date: 3/2/2020 Property Address: builder lots 19&21 Upper Kensington Dr. Town: East Lyme

Applicant Name: Kristen T. Clarke, P.E. Phone: 434-409-9515

Email: kristentclarke@gmail.com Fax: _____

Applicant Address (if different from above): _____

Property Water Supply: ☐ Well (s) ☐ Public Water ☐ Both

Type of Review Requested:
☐ Septic Design Plan - Single Lot (Fee: $155 – includes 1 revision)
☐ Revision of Septic Design Plan (beyond one revision) (Fee: Half of Plan Review Fee)
☒ Subdivision Feasibility / commission review. Number of lots: 2 (Fee: $150 per lot)
☐ State DPH review (e.g., septic systems >2000 gpd; request for State exception) (Fee: $100)

Additional Information:

_____

_____

_____

Signed: Kristen Clarke

Assigned to: _____ Title: _____

Date Received: _____

EXHIBIT NN

PO Box 831
East Lyme, CT 06333
eastlymelandtrust.com

July 22, 2020

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

Re: Nottingham Hills Subdivision Lots 19 & 21

Dear Mr. Scott:

Please accept this correspondence as notice of the East Lyme Land Trust's commitment to accept the fee interest and conservation easements which will be identified on the final plans as part of the re-subdivision of the above referenced property. As of today's, date we are awaiting the approval of the proposed septic system areas by Ledge Light Health District before we can finalize the conservation easement portion of the donation.

The properties subject to the donation, both fee interest and conservation easement, abut land we will be acquiring shortly and will provide us with an additional protected area in perpetuity.

Sincerely,

Ronald Luich

Ronald Luich
President

Geraghty & Bonnano, LLC
Attorneys at Law

August 3, 2020

PAUL M. GERAGHTY*
MICHAEL S. BONNANO
JOHANNA McCORMICK
MARK A. DUBOIS†
PATRICIA A. KING**
JONATHAN E. FRIEDLER††

*Also Admitted in New York
† Board Certified, Trial Advocate
**Se habla español
†† Also Admitted in Massachusetts and North Dakota

Via email: ggoeschel@eltownhall.com
Gary Goeschel
Director of Planning
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Nottingham Hills Re-subdivision of Lots 19 & 21
English Harbour Asset Management LLC

Dear Gary:

I write to request that the Planning Commission provide a conditional approval to the above referenced re-subdivision subject only to your receipt of feasibility approval by Ledge Light Health District or the State of Connecticut Department of Health. I spoke with Danielle Homes on Friday and was distressed, to say the least, on her lack of familiarity with the re-subdivision application considering the number of months that have past and replies my client has provided.

We had delivered plans to your office in early March regarding the re-subdivision and the lot line revision for lot 25. I now understand that because they were marked "DRAFT" they were no forwarded to Ledge Light. Notwithstanding the fact they were marked draft both plans bore the stamp and signature of a licensed Connecticut surveyor. The materials submitted were marked as such because it would not be atypical to meet with staff and review the plans first and finalize them based on those conversations. Since this was not possible due to the virus they were submitted as "drafts". Moreover, on more than one occasion we received responses from your office and Ledge Light as to "draft" plans so it does not make sense to us that all of a sudden this is a reason for not transmitting such plans. Executive Order 7B (1) allows for final plans to be filed not later than 24 hours before any scheduled hearing.

As I am sure you are aware, applicants can bypass the local Health District and obtain approvals directly from the State pursuant to the Health Code of the State of Connecticut. Since Ledge Light Health District has had ample time to review this very simple application, I can only assume at this juncture we will obtain our approvals regarding Septic compliance directly from the State of Connecticut Department of Health.

We have had several discussions with Dave Potts, the owner of Geomatrix, and are entirely comfortable with his ability to achieve full system approvals from either of the options available to us.

That said the Commission may grant a conditional approval since the development of any parcel would be contingent on approval of the septic by Ledge Light.

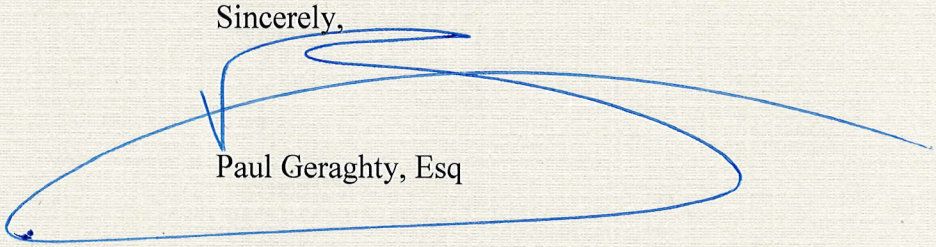
" … our Supreme Court elaborated on its holding in *Lurie* by stating: "Our holding [in *Lurie*] was intended to achieve greater flexibility in zoning administration by avoiding stalemates between a zoning authority and other municipal agencies over which it has no control.... Nowhere did we intimate, therefore, that, in order to be valid, conditional approval requires evidence that the other agency will act favorably on the future request.... Further, it would be contrary to the policy of allowing a planning and zoning commission to make the first move and the decision as to the conditions under which it would approve the issuance of a permit.... This is so even though the project may subsequently fail to materialize because one or more of the conditions has for any reason not been met.... We conclude, therefore, that the phrase reasonably conditional in *Lurie* contemplates giving the other agency, over which a planning and zoning commission has no control, the opportunity to review the revised plans, thereby furthering the goal of cooperative action among municipal agencies, and that the record need not indicate whether the conservation commission is likely to approve the revised site plans." (Citations omitted; internal quotation marks omitted.) Id., at 482–83, 562 A.2d 1093. Our Supreme Court noted in *Gerlt v. Planning & Zoning Commission,* supra, 290 Conn. at 325, 963 A.2d 31, that *Lurie* and *Blaker* both involved conditional approval of site plan applications for a specially permitted use. The court further explained that "the approvals [in *Lurie* and *Blaker*] would have been invalid unless the other agency took the required actions.... When an approval will not be operative until a specific action occurs, however, there is no need to establish on the record that the action probably will occur because there is no risk to the public interest if the action does not occur."[5] Id., at 325–26, 963 A.2d 31. *CMB Capital Appreciation, LLC v. Planning & Zoning Comm'n of the Town of N. Haven,* 124 Conn. App. 379, 387–88, 4 A.3d 1256, 1261 (2010).

The rationale for this rule is that it allows "greater flexibility in zoning administration by avoiding stalemates between a zoning authority and other municipal agencies over which it has no control." *Blaker v. Planning & Zoning Commission,* supra, at 482, 562 A.2d 1093. *Gerlt v. Planning & Zoning Comm'n of Town of S. Windsor,* 290 Conn. 313, 324–25, 963 A.2d 31, 39 (2009)

Secondly, I am concerned about members of the commission "pandering" to the residents over set back and stormwater management issues each of which are fully compliant with the zoning regulations, since at least the year 2001, and Storm Water Management requirements of the Subdivision Regulations of the Town of East Lyme. In addition, I know for a certainty that my client, Kristen Clarke, intends to respond in greater detail to the false claims made by Christine Stahl prior to tomorrow's continuation of the Public Hearing of my client's application. This includes the right to cross examine those witnesses who testified at last week's hearing.

Would you please call me so we can discuss these matters in greater detail?

Sincerely,



Paul Geraghty, Esq

MEMORANDUM

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

FROM: **Kristen Clarke, PE**

DATE: **August 4, 2020**

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

Enclosed please find the following submissions which should be added to the record of the above referenced application:

Exhibit OO: Information regarding the GST Leaching Systems addressed in the July 27, 2020 Public Hearing. We are proposing the use of these systems because they are the most environmentally friendly product available on the market and for no other reason.

Exhibit PP: Photographs of homes located within the Nottingham Hills subdivision that have similar side yard setback spacing as those proposed by the pending application.

THE FOLLOWING EXHIBITS ARE BEING SUPPLIED TO ADDRESS THE FALSE CLAIMS MADE BY CHRISTINE STAHL, AND POSSIBLY OTHERS, IN THE LETTER ON RECORD OF THIS APPLICATION IDENTIFIED AS EXHIBIT J

Exhibit QQ: Plans Submitted to Approved by the East Lyme Conservation Commission in 2002.

Exhibit RR: Letter from Attorney Mark Block Esq, Legal Counsel to the Town of East Lyme, dated October 3, 2008 and addressed to the Town of East Lyme's Insurance carrier

Exhibit SS: Names of the Town Employee's not identified in Exhibit RR

Exhibit TT: Section 7-3 of the Subdivision Regulations that refers to Open Space Conveyance. We would note that this does not apply to this Re-Subdivision as all required Open Space has already been provided, and then some, and

any further dedication of Open Space Land is a voluntary gift and not a requirement.

Exhibit UU: Memo from Meg Parulis, Director of Planning to East Lyme Board of Selectman regarding acceptance of Open Space for Nottingham Hills Subdivision

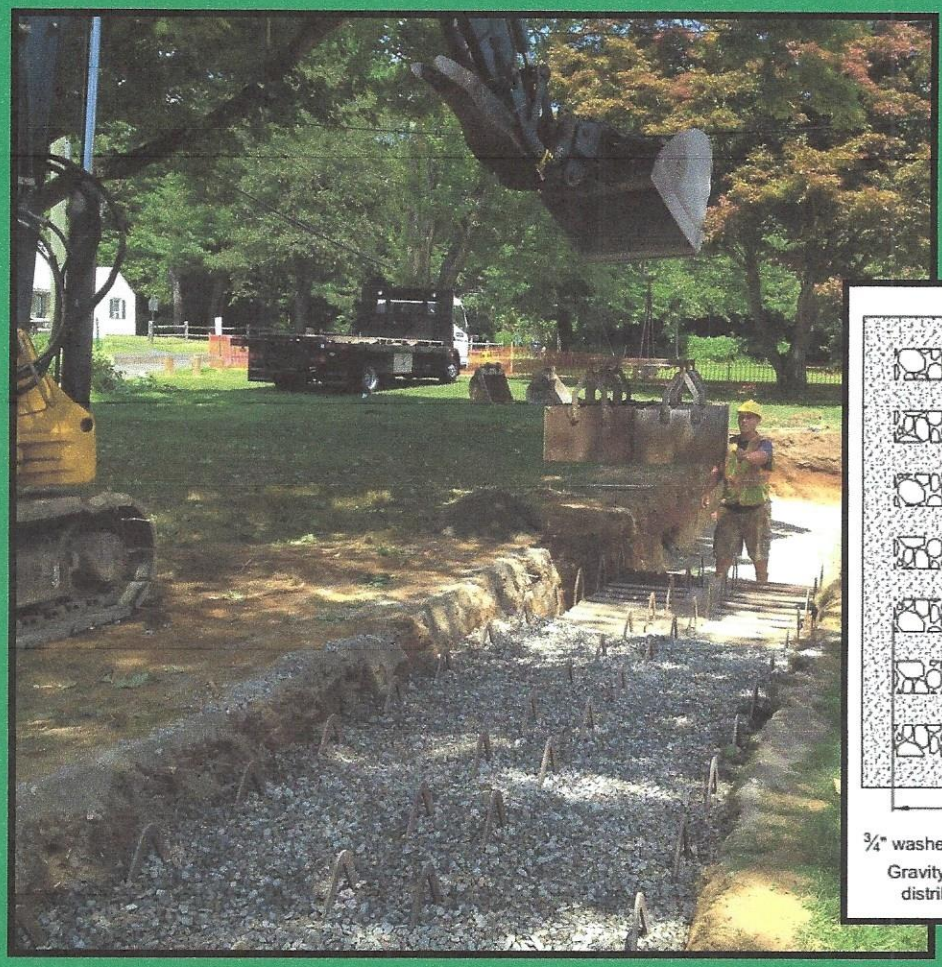
Exhibit VV: Building Plans for Proposed Lots which are consistent in size and appearance to existing homes

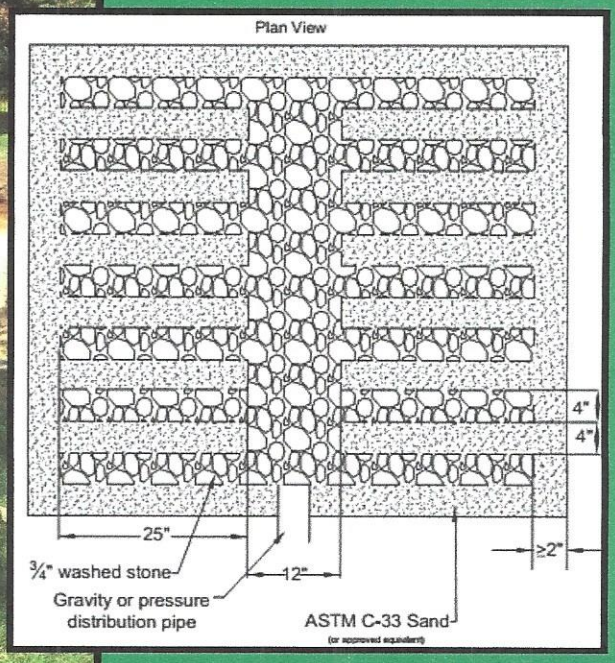
Exhibit WW Assessors Cards for Property Owners identified in Ex. J.

Exhibit XX Subdivision Plan showing 4 Upper Kensington Drive (Stahl). This exhibit is provided to demonstrate Mrs. Stahl materially omitted the fact that even though her lot is 1.95 acres in size nearly 70 % of it is subject to a Conservation Easement held by the East Lyme Land Trust, Inc.

EXHIBIT OO

GST™
Leaching System





A unique leaching system that delivers enhanced oxygen transfer in a shallow profile and a small footprint.

GEOMATRIX

GST Leaching System (GST) is an adaptation of the time proven stone leaching trench. This traditional leaching system has been improved with the use of a removable form to accurately shape and construct leaching fingers along the sides of a central distribution channel. The fingers are constructed with 3/4" washed stone and are surrounded with ASTMC-33 sand. These fingers serve to increase the sidewall surface area by more than six times that of a traditional stone leaching trench. Additionally, the narrow profile of the leaching fingers and central distribution channel, combined with the uniform profile of the sand treatment media, serve to enhance oxygen transfer efficiencies. Enhanced oxygen transfer results in better treatment of the wastewater pollutants and a leach field with a longer life-span. Certain leaching systems have cardboard forms that remain in place around the leaching system, inhibiting the transfer of wastewater from the leaching system to the soil, GST has direct stone to soil contact for enhanced long-term performance. This is the same design that the time proven stone leaching trench utilizes. GST can be configured with standard gravity, pressure and/or time dosed distribution.

GST Leaching System

- Improvement over time-proven stone and pipe technology
- Greater surface area in less space
- Maximizes wastewater aeration
- 3rd party tested
- Central channel uniformly distributes wastewater
- Proven with high strength wastewater
- Fast and easy installation
- Uses local materials

GEOMATRIX

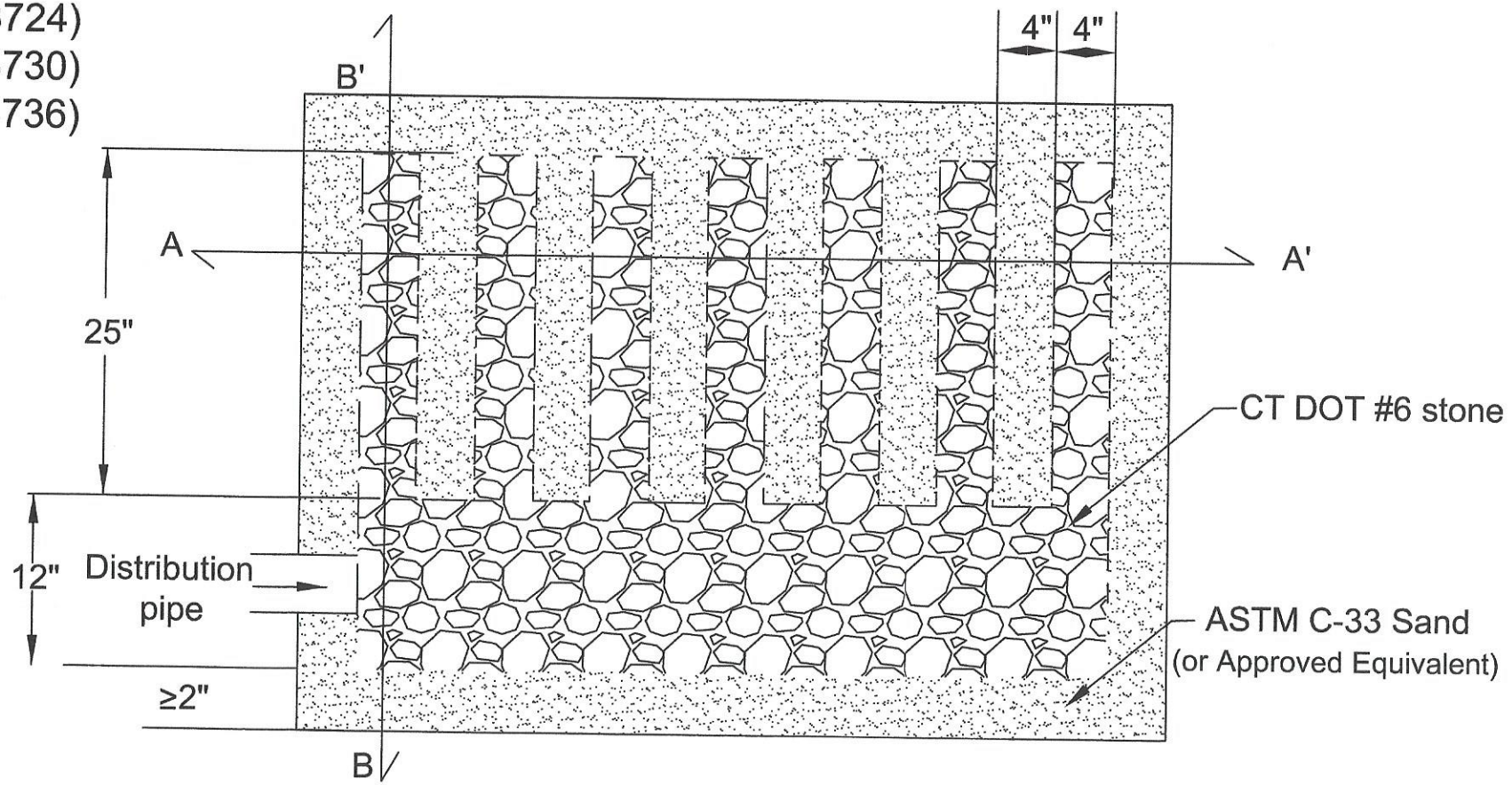
www.geomatrixsystems.com
Email: info@geomatrixsystems.com

Phone: 860-510-0730
Fax: 860-510-0735
114 Mill Rock Road East
Old Saybrook, CT 06475

6" (GST3706)
12" (GST3712)
18" (GST3718)
24" (GST3724)
30" (GST3730)
36" (GST3736)

GEOMATRIX GST™37 SERIES LEACHING SYSTEM

Plan View



Distribution Pipe:
SDR 35 or Schd. 40, ASTM D-1785 PVC pipe for gravity applications
Schd. 40, ASTM D-1785 PVC pipe for pressure applications

GST 37 SERIES LEACHING SYSTEM Plan View Geomatrix Systems, LLC., Old Saybrook, CT 860-510-0730	
SCALE NONE	REV. B-9/09/10
DATE 9/09/2010	ACAD No. GST37 PLAN VIEW.DWG
DRAWN BY: ERP	SHEET 1 OF 3

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

February 7, 2008

David Potts
Geomatrix Systems, LLC
385 Roast Meat Hill Road
Killingworth, CT 06419

Re: Geomatrix GST Leaching System Product Approval

Dear Mr. Potts:

This Department has reviewed the documentation you submitted on the Geomatrix GST proprietary leaching systems. The installation of the GST leaching systems requires use of a removable form provided by Geomatrix. After placement of the form in a sand bedded trench excavation, No. 6 stone (Previously ¾" stone) and sand are placed within the form voids. The form is then removed leaving a series of stone and sand "fingers". The sand must minimally meet ASTM C-33 or select fill specifications. The No. 6 stone must meet the gradation requirements in DOT Form 816, and the #40 and #200 sieve gradation, hardness and soundness criterion included in the stone aggregate definition in the Technical Standards.

The standard width of the GST products is 62 inches. The product is placed in an excavation that is at least 66-inch wide to allow placement of sand on the sides of the product. The product is placed on at least a 2-inch deep bed of sand. Effluent is distributed into the product via at least a 3-inch perforated distribution pipe (for gravity systems) set along top of the product extending the entire product length. Stone is placed around the distribution pipe, and filter fabric is placed over the product and distribution pipe.

A total of six different GST products of various heights have been submitted for approval. The specified product heights do not include the height of the distribution pipe on top of the product. The calculated ELA credits for the Geomatrix GST leaching systems are as follows:

Product Name	Dimensions (W x H)	Effective Leaching Credit (SF/LF)	Center to Center Spacing (feet)
GST 6206	62" x 6"	5.9	12
GST 6212	62" x 12"	10.0	12
GST 6218	62" x 18"	14.0	13
GST 6224	62" x 24"	18.1	13
GST 6230	62" x 30"	22.1	13
GST 6236	62" x 36"	26.2	13

Phone: (860) 509-7296
Telephone Device for the Deaf: (860) 509-7191
410 Capitol Avenue - MS # 51-SEW
P.O. Box 340308 Hartford, CT 06134

Installation instructions were provided to this Department and are dated February 7, 2008. The installation instructions indicate that the GST products can be installed under vehicular wheel loading areas (H-20) as long as 12 inches of cover is provided over the product, and the use of a load distribution system is recommended to prevent compaction of the infiltrative surface. The installation instructions also stipulate that installations of GST products must be completed in the presence of an authorized Geomatrix representative or Geomatrix Systems, LLC, must certify the installer. Any changes to these instructions must be forwarded to this office for our files.

This Department hereby APPROVES the Geomatrix GST leaching system products with the noted ELA credits and center-to-center spacing. The Geomatrix GST proprietary leaching system products will be incorporated into the next revision of the Technical Standards. This letter may be reproduced in its entirety as a means of notifying local health departments, engineers and installers of the product approval. This Department will also be sending an electronic copy of this approval to all Local Directors of Health and our Code Advisory Committee. This approval should not be construed to be an endorsement of this product.

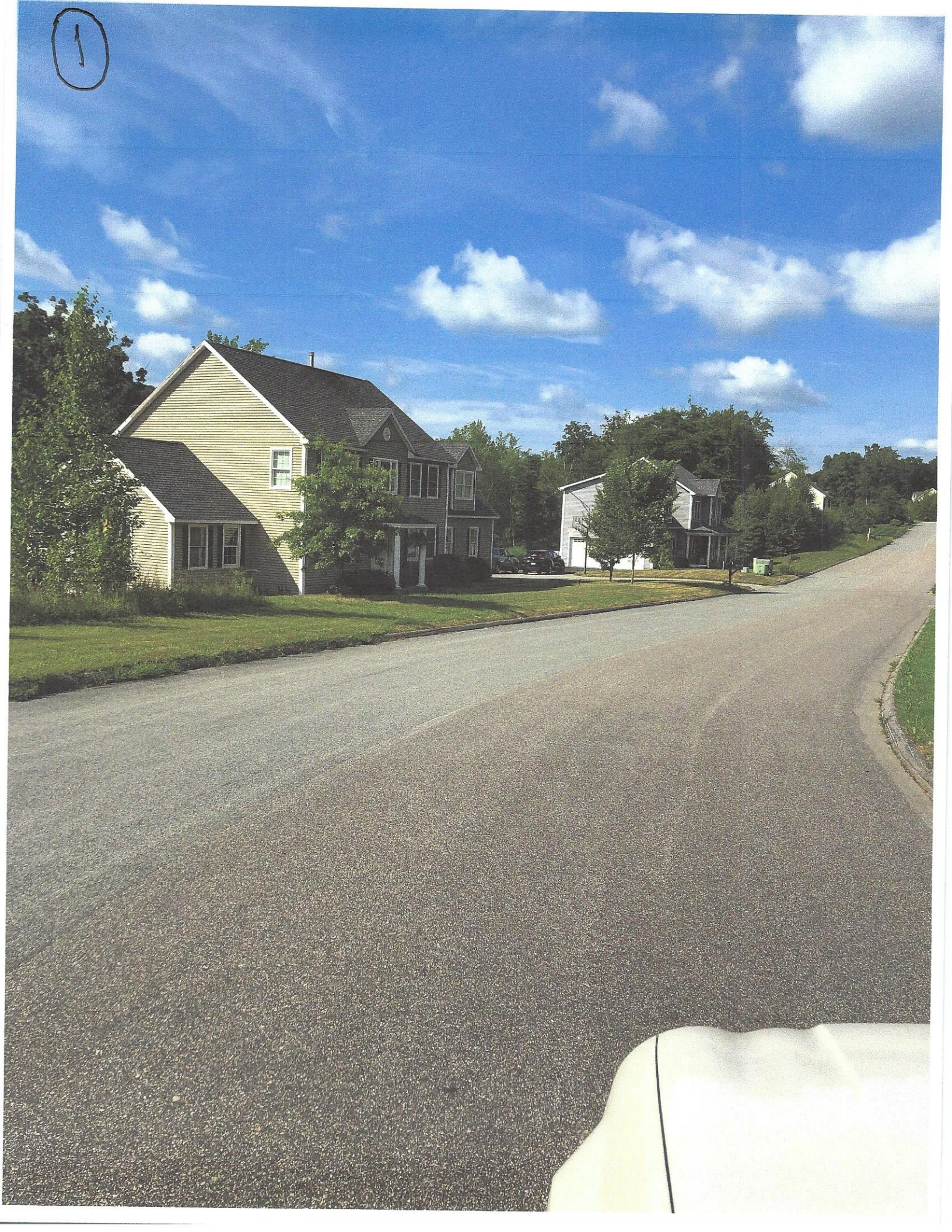
Sincerely,

Robert W. Scully, P.E.
Supervising Sanitary Engineer
Environmental Engineering Program

C: Suzanne Blancaflor, Chief, Environmental Health Section, RSB, DPH

C/bob/GeomatrixGSTapproval

EXHIBIT PP


1

7

3

EXHIBIT QQ

NOTTINGHAM HILLS SUBDIVISION – PHASE II

CONSERVATION COMMISSION APPLICATION

PROPOSED RESIDENTIAL COMMUNITY

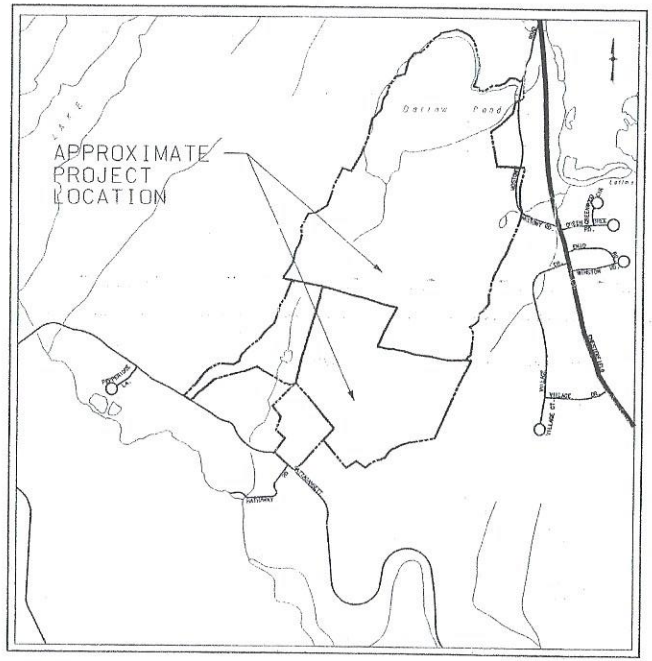
EAST LYME, CONNECTICUT

LEGEND TO PLAN SHEETS

EXISTING CONTOURS
PROPOSED COUNTOUR – PUBLIC IMPROVEMENTS
PROPOSED CONTOUR – DEVELOPMENT FEASIBILITY
EXISTING TREE LINE
EXISTING STONE WALL
LIMIT OF WETLANDS
75' WETLAND SETBACK LINE
WATERCOURSE
EXISTING PROPERTY LINE
EASEMENT LINE
PROPERTY SETBACK LINE
MINIMUM SQUARE
PROPOSED SEDIMENT BARRIER
EXISTING STORM DRAINAGE
PROPOSED STORM DRAINAGE
EXISTING STREET LINE MONUMENTS
PROPOSED STREET LINE MONUMENTS
POSSIBLE HOUSE LOCATION — POSSIBLE HOUSE
PROPOSED PRIMARY LEACHING AREA — P.L.A.
PROPOSED RESERVE LEACHING AREA — R.L.A.
POSSIBLE WELL LOCATION
PROPOSED RIPRAP PLUNGE POOL, DITCH, OR SLOPE PROTECTION
DEEP TEST PIT LOCATION & NUMBER — TP #12A
PERCOLATION TEST LOCATION AND NUMBER — PT 8-1

FLOOD ZONE

SUBJECT PARCEL IS OUTSIDE OF ZONE A (100 YEAR) PER FEMA MAP



SITE LOCATION

SCALE: 1"= 800'

APPLICANT:

NIANTIC REAL ESTATE, LLC
P. O. BOX 452
EAST LYME, CT 06333
(860) 691-0613

CONSULTANT:

Anchor Engineering Services, Inc.
75 Nutmeg Lane, Glastonbury CT 06033
Tel (860) 633-8770 Fax (860) 633-5971

LIST OF DRAWINGS

	SHEET
TITLE SHEET	T-1
KEY MAP	K-1
SOIL TYPES	S-1 TO S-2
SITE PLANS	SP-1 TO SP-7
EROSION & SEDIMENTATION CONTROL DETAILS	ES-1 TO ES-2
DETAILS	D-1
SOIL TESTING	TP-1

ZONING COMPLIANCE TABLE

PROPERTY USE	CLUSTER/OPEN SPACE RESIDENTIAL HOUSING
ZONE	RU-40
MINIMUM LOT SIZE	40,000 SF
MINIMUM FRONTYARD SETBACK	20 FEET
MINIMUM SIDEYARD SETBACK	15 FEET
MINIMUM REARYARD SETBACK	30 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MAXIMUM LOT COVERAGE	15%
AVERAGE LOT FRONTAGE	100 FEET
MINIMUM BUILDABLE AREA PER LOT	20,000 SF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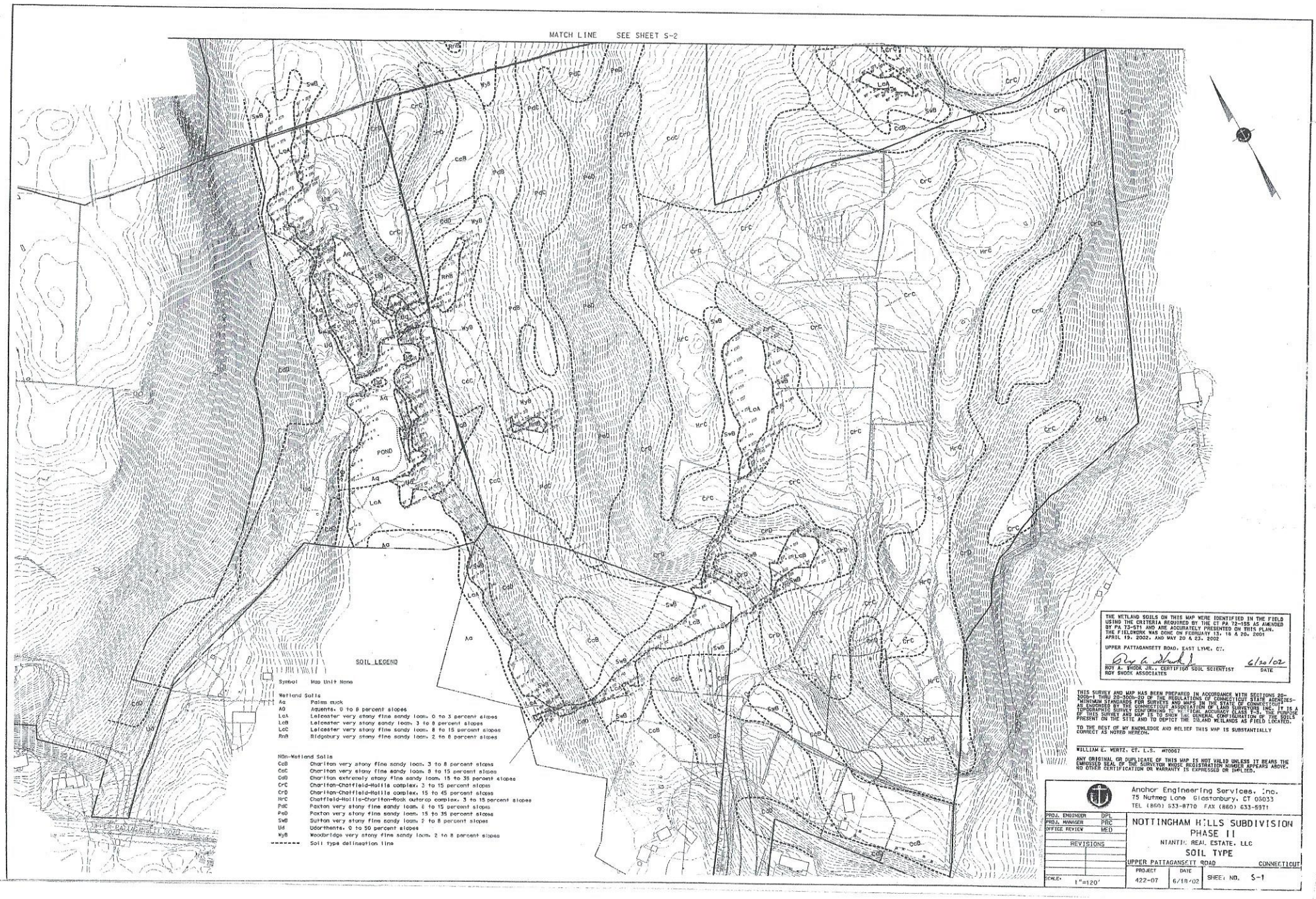
Anchor Engineering Services, Inc.
75 Nutmeg Lane Glastonbury, CT 06033
TEL (860) 633-8770 FAX (860) 633-5971
NOTTINGHAM HILLS SUBDIVISION
PHASE II
UPPER PATTAGANSETT ROAD
LYME CT
SCALE 1"=150'
PROJECT 422-01
DATE 6/26/02
REVISIONS
DESIGN DEVELOPMENT
FIELD MANAGER
OFFICE REVIEW
PRC
MED
ARBERDEEN COURT
KENSINGTON DRIVE
UPPER PATTAGANSETT ROAD
SHEET SP-1 DATE: 6/26/02 REV.:
SHEET SP-2 DATE: 6/26/02 REV.:
SHEET SP-3 DATE: 6/26/02 REV.:
SHEET SP-4 DATE: 6/26/02 REV.:
SHEET SP-5 DATE: 6/26/02 REV.:
SHEET SP-6 DATE: 6/26/02 REV.:
SHEET SP-7 DATE: 6/26/02 REV.:
RU-40 ZONE
SU ZONE
OPEN SPACE 15.60 AC 0.36 AC.



SOIL LEGEND

Symbol	Map Unit Name
Wetland Soils	
Aa	Palms muck
AO	Aquents, 0 to 8 percent slopes
LcA	Leicester very stony fine sandy loam, 0 to 3 percent slopes
LcB	Leicester very stony sandy loam, 3 to 8 percent slopes
LcC	Leicester very stony fine sandy loam, 8 to 15 percent slopes
RnB	Ridgebury very stony fine sandy loam, 2 to 8 percent slopes
Non-Wetland Soils	
CcB	Charlton very stony fine sandy loam, 3 to 8 percent slopes
CcC	Charlton very stony fine sandy loam, 8 to 15 percent slopes
CdD	Charlton extremely stony fine sandy loam, 15 to 35 percent slopes
CrC	Charlton-Chatfield-Hollis complex, 3 to 15 percent slopes
CrD	Charlton-Chatfield-Hollis complex, 15 to 45 percent slopes
HrC	Chatfield-Hollis-Charlton-Rock outcrop complex, 3 to 15 percent slopes
PdC	Paxton very stony fine sandy loam, 8 to 15 percent slopes
PeD	Paxton very stony fine sandy loam, 15 to 35 percent slopes
SwB	Sutton very stony fine sandy loam, 2 to 8 percent slopes
Ud	Udorthents, 0 to 50 percent slopes
WyB	Woodbridge very stony fine sandy loam, 2 to 8 percent slopes
-------	Soil type delineation line

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY THE CT PA 72-155 AS AMENDED BY PA 73-571 AND ARE ACCURATELY PRESENTED ON THIS PLAN. THE FIELDWORK WAS DONE ON FEBRUARY 13, 18 & 20, 2001 APRIL 19, 2002, AND MAY 20 & 23, 2002

UPPER PATTAGANSETT ROAD, EAST LYME, CT.

ROY A. SHOOK JR., CERTIFIED SOIL SCIENTIST — 6/30/02 DATE

ROY SHOOK ASSOCIATES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS T-2. THE PURPOSE OF THIS SURVEY AND MAP IS TO SHOW THE GENERAL CONFIGURATION OF THE SOILS PRESENT ON THE SITE AND TO DEPICT THE SOILAND WETLANDS AS FIELD LOCATED.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

WILLIAM E. WERTZ, CT. L.S. #70067

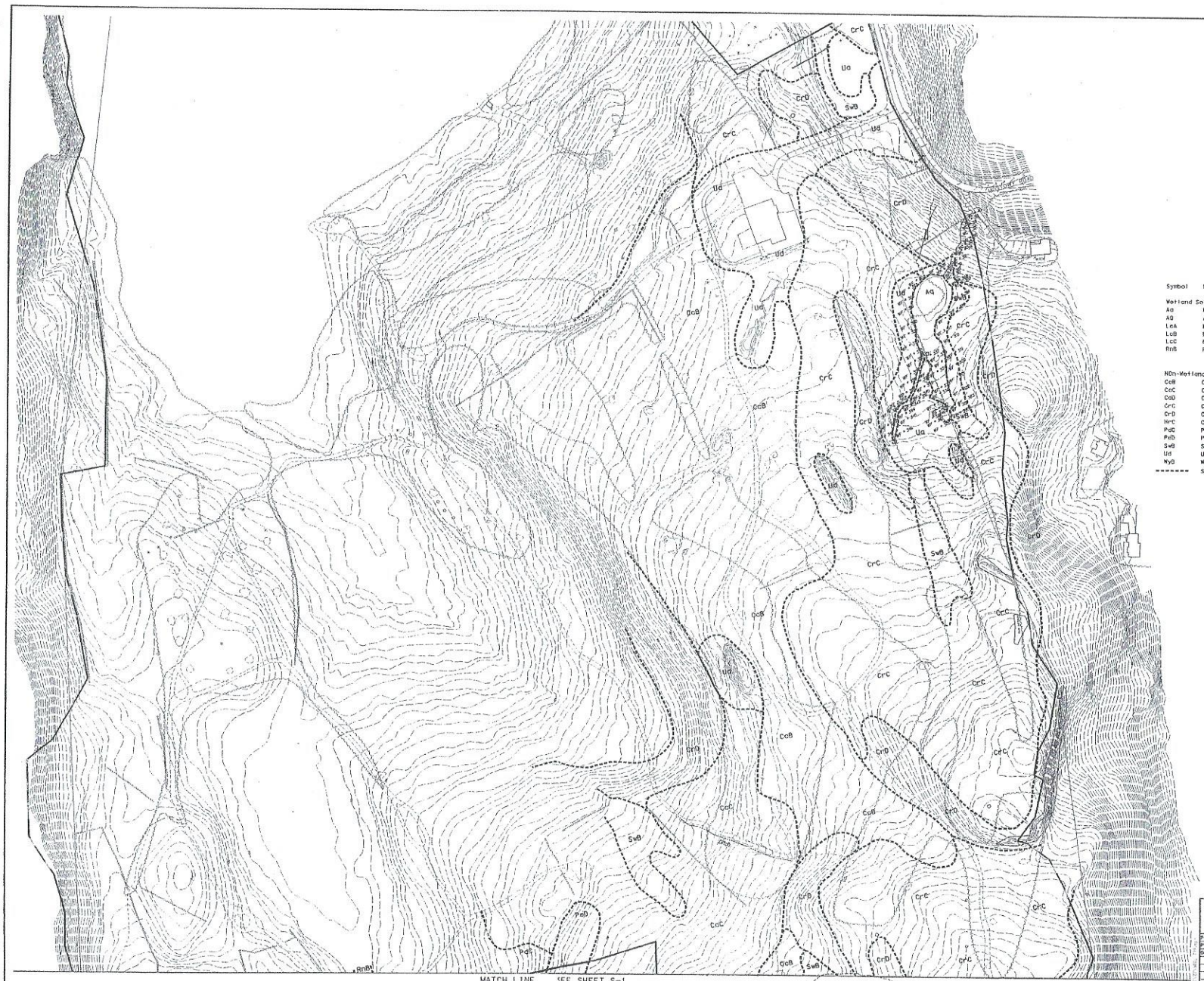
ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

Anchor Engineering Services, Inc.
75 Nutmeg Lane Glastonbury, CT 06033
TEL (860) 633-8770 FAX (860) 633-8971

PROJ. ENGINEER	DPL
PROJ. MANAGER	PRC
OFFICE REVIEW	MED
REVISIONS	
SCALE:	1"=120'

NOTTINGHAM HILLS SUBDIVISION
PHASE II
NIANTIC REAL ESTATE, LLC
SOIL TYPE
UPPER PATTAGANSETT ROAD CONNECTICUT

PROJECT	DATE	SHEET NO.
422-07	6/18/02	S-1



SOIL LEGEND

Symbol	Map Unit Name
Wetland Soils	
Aa	Palms muck
AQ	Aquents, 0 to 8 percent slopes
LeA	Leicester very stony fine sandy loam, 0 to 3 percent slopes
LcB	Leicester very stony sandy loam, 3 to 8 percent slopes
LcC	Leicester very stony fine sandy loam, 8 to 15 percent slopes
RnB	Ridgebury very stony fine sandy loam, 2 to 8 percent slopes
NOn-Wetland Soils	
CcB	Charlton very stony fine sandy loam, 3 to 8 percent slopes
CcC	Charlton very stony fine sandy loam, 8 to 15 percent slopes
CcD	Charlton extremely stony fine sandy loam, 15 to 35 percent slopes
CrC	Charlton-Chatfield-Hollis complex, 3 to 15 percent slopes
CrD	Charlton-Chatfield-Hollis complex, 15 to 45 percent slopes
HrC	Chatfield-Hollis-Charlton-Rock outcrop complex, 3 to 15 percent slopes
PaC	Paxton very stony fine sandy loam, 8 to 15 percent slopes
PaD	Paxton very stony fine sandy loam, 15 to 35 percent slopes
SwB	Sutton very stony fine sandy loam, 2 to 8 percent slopes
Ud	Udorthents, 0 to 50 percent slopes
WyB	Woodbridge very stony fine sandy loam, 2 to 8 percent slopes
-------	Soil type delineation line

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UPPER PATTAGANSETT ROAD, EAST LYME, CT.

ROY A. SHOOK JR., CERTIFIED SOIL SCIENTIST
ROY SHOOK ASSOCIATES

6/20/02
DATE

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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

WILLIAM E. WERTZ, CT. L.S. #10067

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Anchor Engineering Services, Inc.
75 Nutmeg Lane Glastonbury, CT 06033
TEL (860) 633-8770 FAX (860) 633-9911

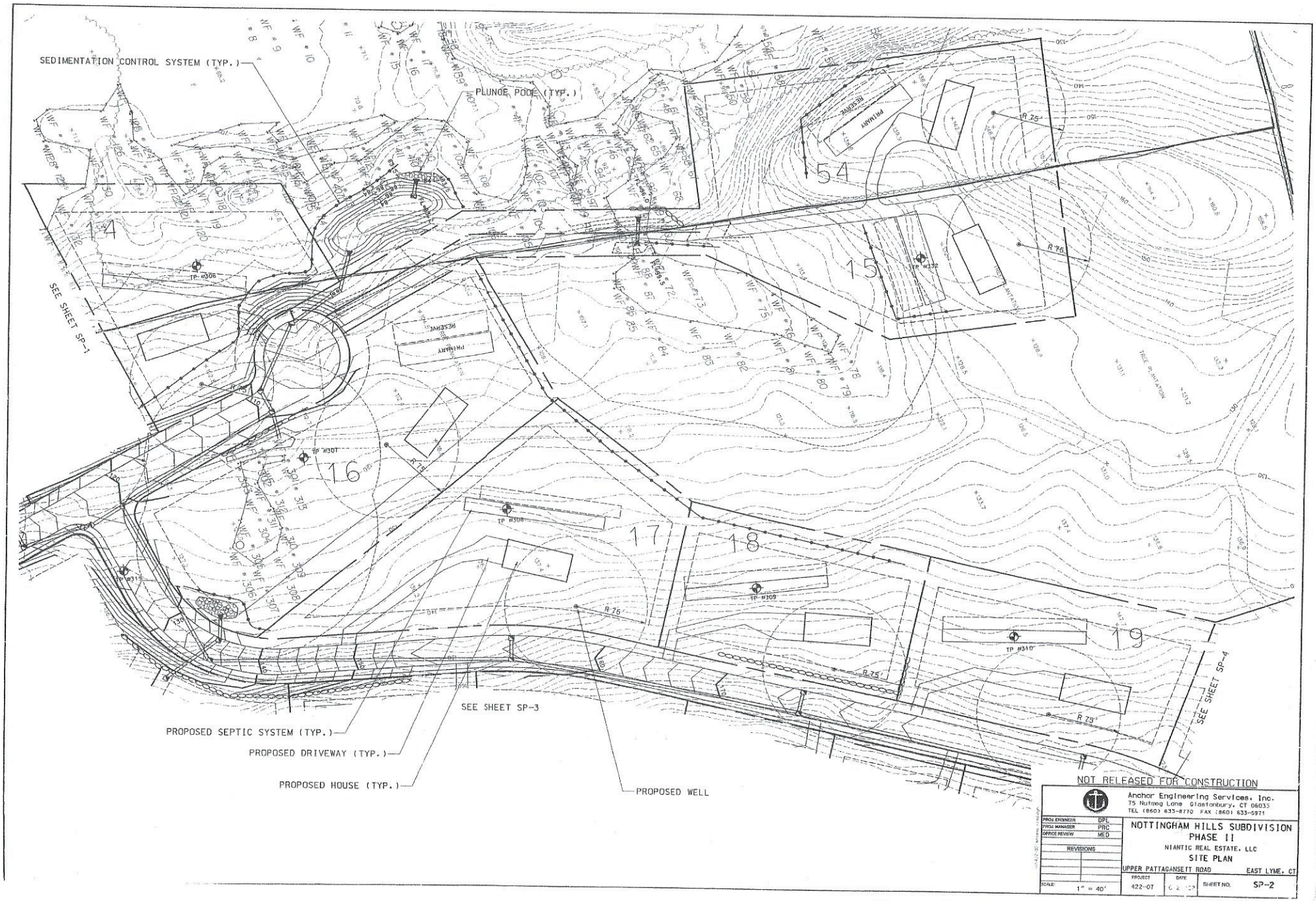
PROJ. ENGINEER	DPL
PROJ. MANAGER	PRC
OFFICE REVIEW	MED

REVISIONS

SCALE: 1"=120'

NOTTINGHAM HILLS SUBDIVISION
PHASE II
NIANTIC REAL ESTATE, LLC
SOIL TYPE
UPPER PATTAGANSETT ROAD CONNECTICUT

PROJECT	DATE	SHEET NO.
422-07	6/18/02	S-2



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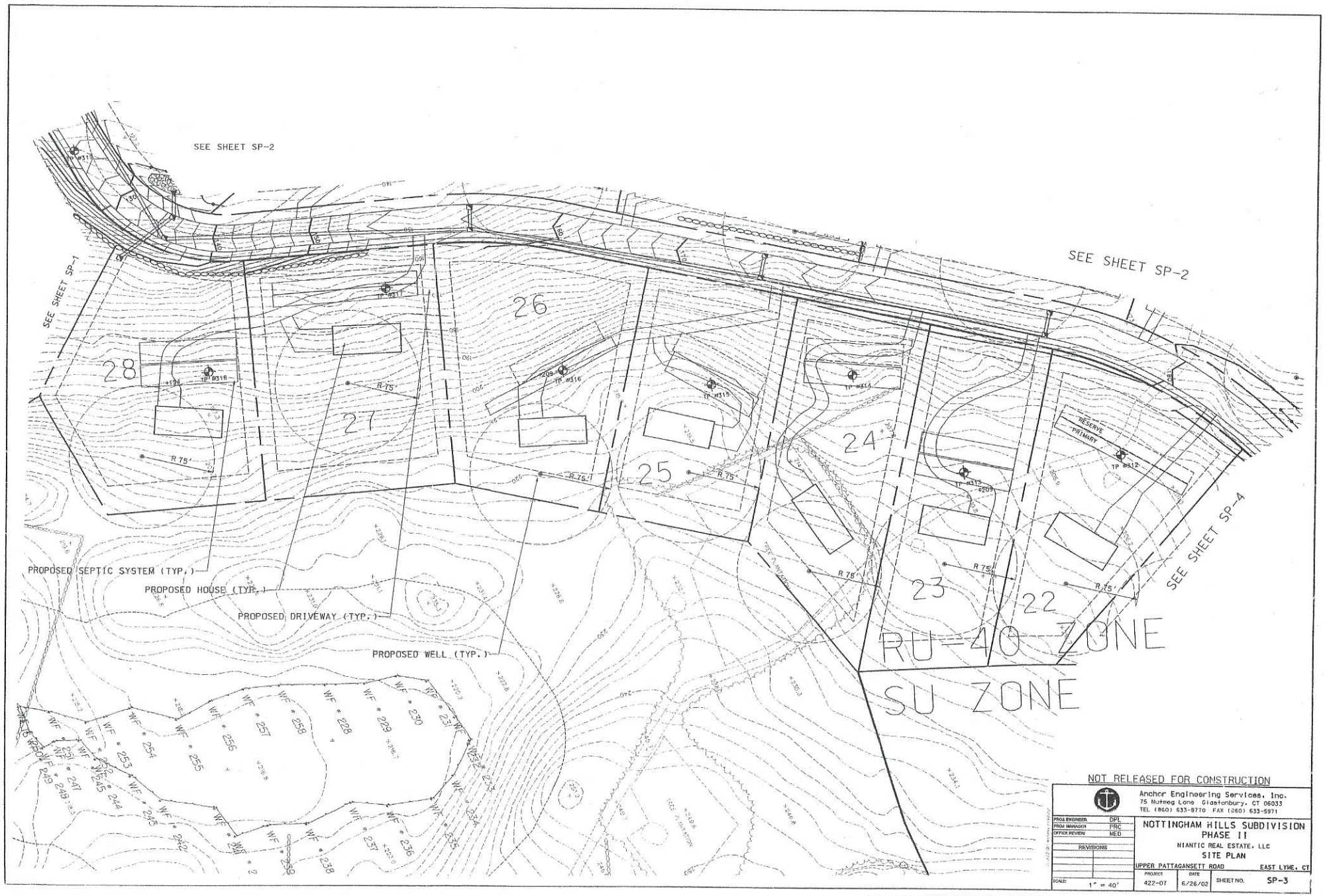
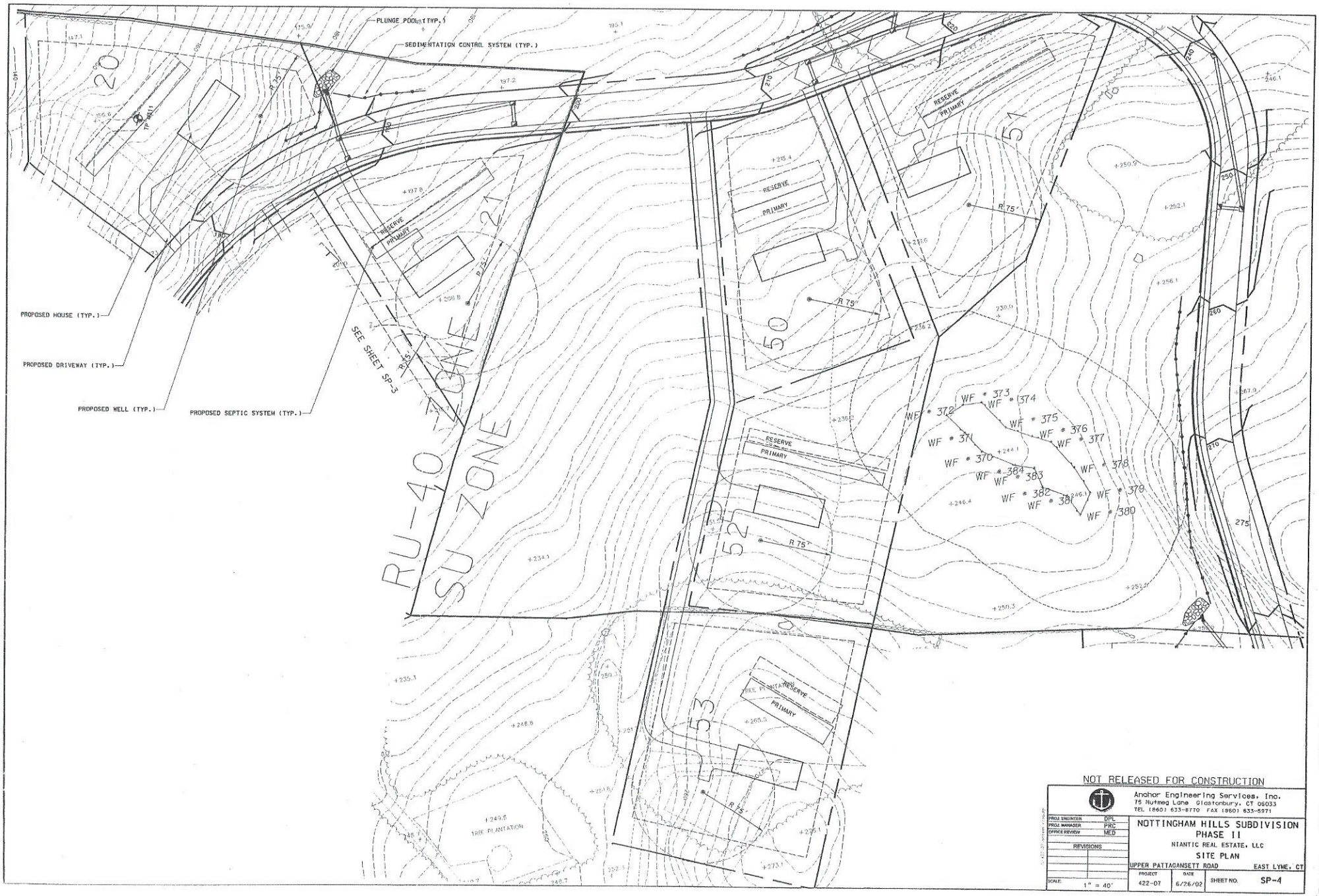
75 Nutmeg Lane Glastonbury, CT 06033
TEL (860) 633-8770 FAX (860) 633-5971

PROJ. ENGINEER	DPL
PROJ. MANAGER	PRC
OFFICE REVIEW	MED
REVISIONS	
SCALE:	1" = 40'

NOTTINGHAM HILLS SUBDIVISION
PHASE II
NIANTIC REAL ESTATE, LLC
SITE PLAN
UPPER PATTAGANSETT ROAD EAST LYME, CT

PROJECT	DATE	SHEET NO.
422-07	6/2/08	SP-2


SEE SHEET SP-2
SEE SHEET SP-1
SEE SHEET SP-2
SEE SHEET SP-4
TP #315
TP #316
TP #317
TP #318
TP #314
TP #312
TP #313
28
27
26
25
24
23
22
R-75'
R 75'
RESERVE PRIMARY
PROPOSED SEPTIC SYSTEM (TYP.)
PROPOSED HOUSE (TYP.)
PROPOSED DRIVEWAY (TYP.)
PROPOSED WELL (TYP.)
RU-40 ZONE
SU ZONE
NOT RELEASED FOR CONSTRUCTION
Anchor Engineering Services, Inc.
75 Nutmeg Lane Glastonbury, CT 06033
TEL (860) 633-8770 FAX (860) 633-5971
PROJ. ENGINEER DPL
PROJ. MANAGER PRC
OFFICE REVIEW MED
REVISIONS
NOTTINGHAM HILLS SUBDIVISION
PHASE II
NIANTIC REAL ESTATE, LLC
SITE PLAN
UPPER PATTAGANSETT ROAD EAST LYME, CT
SCALE: 1" = 40'
PROJECT 422-01
DATE 6/26/02
SHEET NO. SP-3



NOT RELEASED FOR CONSTRUCTION

Anchor Engineering Services, Inc.
75 Nutmeg Lane Glastonbury, CT 06033
TEL (860) 633-8770 FAX (860) 633-8971

PROJ. ENGINEER	DPL
PROJ. MANAGER	PRC
OFFICE REVIEW	MED

REVISIONS

NOTTINGHAM HILLS SUBDIVISION
PHASE II

NIANTIC REAL ESTATE, LLC

SITE PLAN

UPPER PATTAGANSETT ROAD EAST LYME, CT

SCALE	PROJECT	DATE	SHEET NO.
1" = 40'	422-07	6/26/02	SP-4

NOT RELEASED FOR CONSTRUCTION

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PROJ. MANAGER	PRC
OFFICE REVIEW	MEO

REVISIONS

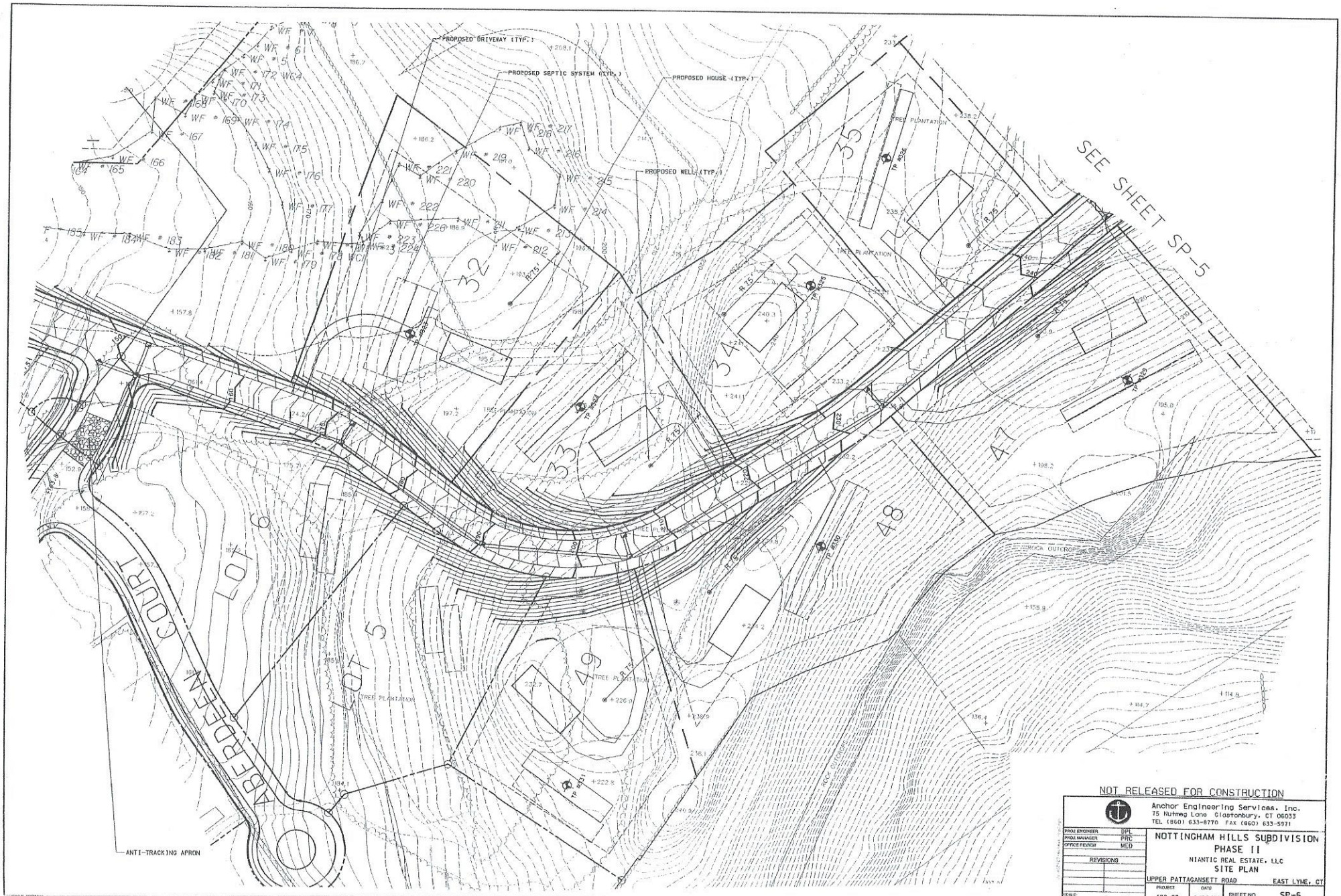
NOTTINGHAM HILLS SUBDIVISION PHASE II

NIANTIC REAL ESTATE, LLC

SITE PLAN

UPPER PATTAGANSETT ROAD EAST LYME, CT

SCALE	PROJECT	DATE	SHEET NO.
1" = 40'	422-07	6/26/02	SP-5



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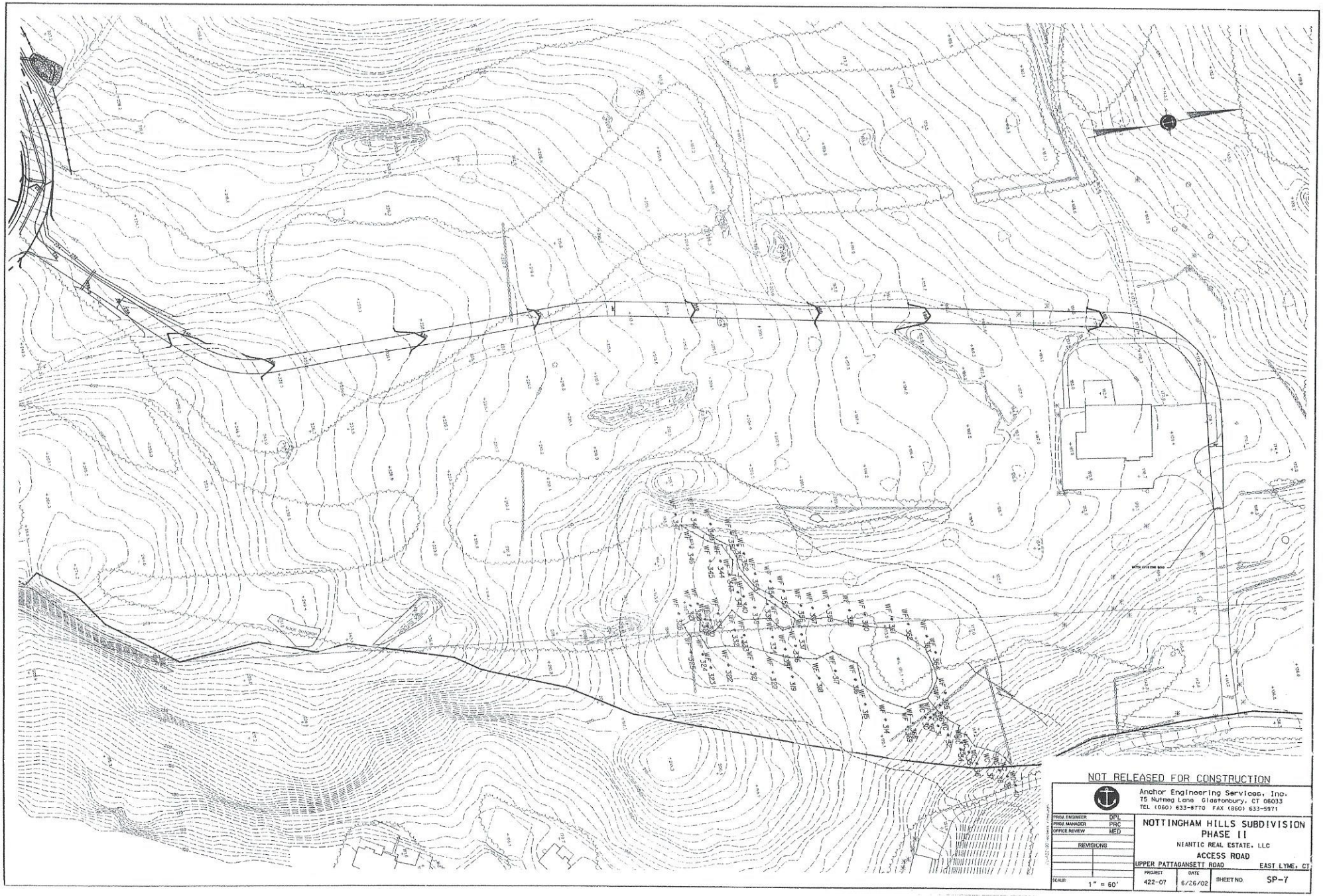
PHASE II
NIANTIC REAL ESTATE, LLC
SITE PLAN
UPPER PATTAGANSETT ROAD EAST LYME, CT

SCALE	PROJECT	DATE	SHEET NO.
1" = 40'	422-07	6/26/02	SP-6



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SCALE: 1" = 60'

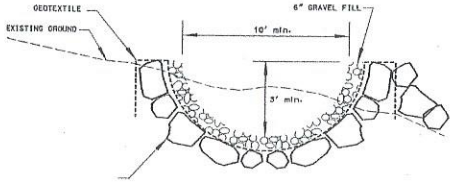
NOTTINGHAM HILLS SUBDIVISION PHASE II

NIANTIC REAL ESTATE, LLC

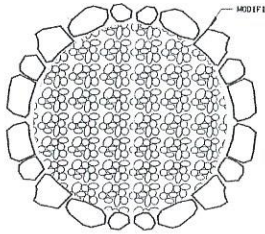
ACCESS ROAD

UPPER PATTAGANSETT ROAD EAST LYME, CT

PROJECT	DATE	SHEET NO.
422-07	6/26/02	SP-7



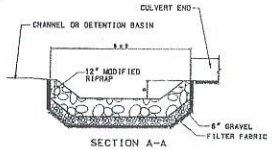
ELEVATION



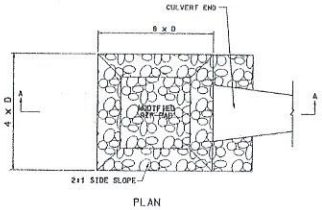
PLAN

DEWATERING BASIN

DEWATERING BASIN MUST BE SIZED ACCORDING TO PUMP SIZE. APPROVAL FROM TOWN ENGINEERING DEPT. REQUIRED BEFORE CONSTRUCTION OF DEWATERING BASIN MAY BEGIN.

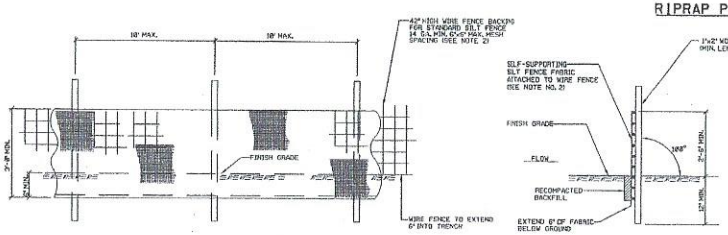


SECTION A-A



PLAN

RIPRAP PLUNGE POOL



ELEVATION

SECTION

NOTES:

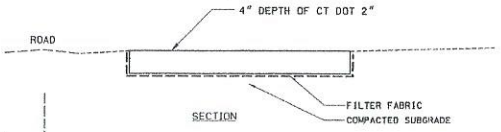
1.) INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.

2.) THE MINIMUM POST LENGTH SHALL BE 5'-0".

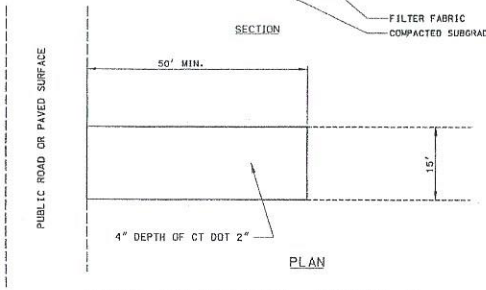
3.) SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST METHOD	MINIMUM REQUIREMENTS
GRAB TENSILE STRENGTH (lbs.)	ASTM D 4632-86	110
ELONGATION (%)	ASTM D 4632-86	20
SILT RETENTION EFFICIENCY (%)	VTM 51-79	75
PERMEABILITY COEFFICIENT (cm/s)	ASTM D 4491-85	0.02

SILT FENCE

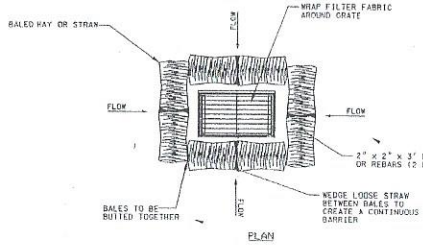


SECTION



PLAN

ANTI-TRACKING APRON & CONSTRUCTION ENTRANCE



PLAN

HAY BALES AROUND CATCH BASIN

GENERAL CONSTRUCTION NOTES:

EXISTING UNDERGROUND STRUCTURES OR SERVICES ARE SHOWN IN AS NEAR TO CORRECT POSITION AS POSSIBLE. HOWEVER, ALL SUCH LOCATIONS ARE APPROXIMATE ONLY AND ALL SUCH STRUCTURES OR SERVICES MAY NOT BE SHOWN.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITH THE CALL BEFORE YOU DIG PHONE 1-800-922-4455). ALSO, PRIOR TO CONSTRUCTION OF ANY UNDERGROUND UTILITY, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND IMMEDIATELY REPORT ANY CONFLICT TO THE ENGINEER SO THAT ADJUSTMENTS TO THE DESIGN CAN BE MADE.

THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.

THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE TOWN OF EAST LYME.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DETAILS ON THIS PLAN, TOWN OF EAST LYME STANDARDS, STATE OF CT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 8144, 1995 AND SUPPLEMENTS THERETO AND SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY, AS APPLICABLE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES OR SERVICES CAUSED BY HIM DURING CONSTRUCTION. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER OF THE DAMAGED PROPERTY AT HIS OWN EXPENSE.

LENGTH (HORIZONTAL) AND SLOPE OF THE STORM DRAINAGE SYSTEM REFER TO THE CENTERLINE OF THE STRUCTURES.

LOCATIONS AND SIZES OF ALL UTILITY SERVICES ARE SUBJECT TO REVIEW AND APPROVAL BY THE APPROPRIATE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.

PATCHING OF EXISTING PAVEMENT OR SIDEWALK REQUIRED BY UTILITY CONNECTIONS SHALL BE AS DIRECTED BY THE TOWN OF EAST LYME.

PRIOR TO ANY CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTOR, APPROPRIATE TOWN STAFF AND THE OWNER. AT THE MEETING, THE CONTRACTOR SHALL SUBMIT A WRITTEN CONSTRUCTION SCHEDULE FOR REVIEW AND APPROVAL BY TOWN STAFF.

ALL PUBLIC IMPROVEMENTS SHALL BE INSPECTED AND APPROVED BY THE TOWN ENGINEER WHO SHALL DECIDE ON ALL QUESTIONS REGARDING THE INTERPRETATION OF PLANS AND SPECIFICATIONS. HE MAY REQUIRE ADDITIONAL WORKING DRAWINGS FROM THE APPLICANT TO FACILITATE INSPECTION AT ANY TIME DURING CONSTRUCTION OF IMPROVEMENTS. AS-BUILT PLANS FOR ALL STREETS, DRAINAGE FEATURES AND UNDERGROUND UTILITIES SHALL BE PRESENTED TO THE TOWN ENGINEER PRIOR TO THE ACCEPTANCE OF ANY STREET OR EASEMENT BY THE TOWN OF EAST LYME, AND PRIOR TO THE RELEASE OF ANY APPLICABLE PERFORMANCE AND PAYMENT BOND.

THE TOWN ENGINEER SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS IN ADVANCE OF THE FOLLOWING STAGES OF CONSTRUCTION:

1. COMPLETION OF THE PREPARATION OF THE SUBGRADE.
2. COMPLETION OF, BUT BEFORE COVERING, DRAINAGE STRUCTURES AND PIPE.
3. COMPLETION OF GRAVEL SUBBASE.
4. BEGINNING OF CONSTRUCTION OF STONE BASE COURSE.
5. BEGINNING OF CONSTRUCTION OF WEARING SURFACE.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS WHICH HAVE BEEN APPROVED BY THE COMMISSION, EXCEPT THAT FIELD CHANGES MAY BE AUTHORIZED IN WRITING BY THE TOWN ENGINEER, IF PHYSICAL CONDITIONS ARE FOUND THAT WOULD MAKE A STRICT CONFORMANCE WITH THE APPROVED PLANS AN UNREASONABLE HARDSHIP FOR THE DEVELOPER.

ALL DRIVEWAYS WHICH HAVE A GRADE OF 10% OR GREATER SHALL BE PAVED. ALL DRIVEWAYS SHALL BE CLEARED A MINIMUM OF 20 FT WIDE AND 13 FT HIGH TO PERMIT ACCESS BY EMERGENCY VEHICLES.

ALL FOOTING DRAINS LOCATED WITHIN A DRAINAGE EASEMENT MUST AT LEAST 6" IN DIAMETER.

1. REMOVE TREES AND BRUSH WITHIN RIGHT OF WAY, SLOPE AND EASEMENT AREAS. NOTE, CLEARING LIMITS SHALL BE FLAGGED IN THE FIELD AND REVIEWED BY TOWN STAFF PRIOR TO TREE CUTTING
2. INSTALL EROSION CONTROL MEASURES AT LOCATIONS INDICATED ON PLANS.
3. GRUB AREAS - NOTE, STUMPS TO BE DISPOSED AT A LOCATION APPROVED BY TOWN STAFF
4. STRIP TOPSOIL AND STOCKPILE AT LOCATIONS INDICATED. ESTABLISH TEMPORARY VEGETATIVE COVER ON STOCKPILED MATERIAL. INSTALL SEDIMENT BARRIERS AT LOCATION INDICATED ON PLAN.
5. BRING ROADWAY TO ROUGH GRADE. NOTE, PRIOR TO BLASTING, A PRE-BLAST INSPECTION IS TO BE OFFERED TO SURROUNDING HOMEOWNERS.
6. INSTALL STORM SEWERS AND UTILITIES.
7. SPREAD TOPSOIL, SEED AND MULCH EASEMENT AREAS. INSTALL SEDIMENT BARRIERS AT LOCATIONS INDICATED ON PLANS.
8. BRING ROADWAY TO FINISH SUBGRADE, PLACE BASE MATERIAL, BINDER AND FINAL PAVING.
9. INSTALL CURBING, SPREAD TOPSOIL, SEED AND MULCH SNOW SHELF AND SLOPE AREAS.
10. REMOVE SEDIMENT BARRIERS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED.

EROSION CONTROL NOTES:

WETLAND LIMITS DEPICTED ON THESE PLANS WERE FLAGGED IN THE FIELD BY ROY SHOOK, CERTIFIED SOILS SCIENTIST AND ARE SHOWN PER FIELD SURVEY BY ANCHOR ENGINEERING SERVICES, INC.

ALL EROSION AND SEDIMENTATION CONTROL METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," DATED 1988, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.

EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED WITHIN THE PROPER SEQUENCE DURING CONSTRUCTION (I.E. SEDIMENT BARRIERS INSTALLED PRIOR TO GRUBBING AND STRIPPING). THE CONTROL MEASURES SHALL ALSO BE PROPERLY MAINTAINED UNTIL THE UPSTREAM AREAS HAVE BEEN STABILIZED.

EXPOSED SLOPES SHALL BE STABILIZED WITH "TEMPORARY VEGETATIVE COVER" AND "TEMPORARY MULCHING" IF THE PERMANENT STABILIZATION IS NOT TO BE COMPLETE WITHIN 21 DAYS. TEMPORARY STABILIZATION MEASURES SHALL ALSO BE IMPLEMENTED AS SITE CONDITIONS REQUIRE OR AS DIRECTED BY TOWN STAFF.

ALL DISTURBED AREAS SHALL BE COVERED WITH 4 INCHES OF TOPSOIL AND BE SEEDED AND MULCHED AS REQUIRED IN THE SEED MIX DESCRIBED BELOW, IMMEDIATELY UPON COMPLETION OF FINAL GRADING

ALL SOIL STOCKPILE AREAS SHALL BE ENCIRCLED WITH SEDIMENT BARRIERS. "TEMPORARY VEGETATIVE COVER" SHALL BE ESTABLISHED IMMEDIATELY ON ALL STOCKPILE AREAS WHICH ARE TO REMAIN FOR MORE THAN 21 DAYS.

TREE CLEARING SHALL BE LIMITED TO THAT REQUIRED FOR CONSTRUCTION OF THE PUBLIC IMPROVEMENTS. PRIOR TO ANY TREE CUTTING, THE LIMITS OF CLEARING SHALL BE FLAGGED IN THE FIELD, REVIEWED AND APPROVED BY TOWN STAFF.

EXISTING TREES TO BE SAVED SHALL BE ADEQUATELY PROTECTED TO AVOID TRUNK AND ROOT DAMAGE DURING CONSTRUCTION.

THE CONTRACTOR SHALL KEEP A SUPPLY OF HAY BALES, SILT FENCE, CRUSHED STONE, STAKES, TOOLS AND EQUIPMENT ON SITE FOR EMERGENCY SITUATIONS RELATING TO EROSION AND SEDIMENT CONTROL.

PROPOSED HOUSE SIZE AND LOCATION, LEACHING SYSTEM, DRIVEWAY AND GRADING SHOWN ON INDIVIDUAL LOTS IS INTENDED TO DEMONSTRATE THE FEASIBILITY OF DEVELOPMENT ONLY. THE COMPLETE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS TO THIS PLAN AND/OR THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" AS APPLICABLE.

FOUNDATION AND/OR CURTAIN DRAIN OUTLETS SHALL BE SOLID PVC PIPE.

THE CONSTRUCTION METHODS THAT ARE SHOWN ON THE PLANS ARE MINIMUM STANDARDS. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION METHODS AND DETAILS TO ENSURE THAT HE CAN PERFORM THE WORK AS INDICATED AND IN ACCORDANCE WITH APPROPRIATE LAWS AND REGULATIONS.

PRIOR TO ANY CONSTRUCTION OR TREE REMOVAL, A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, CONTRACTOR, ENGINEER, AND APPROPRIATE TOWN STAFF. AT THE MEETING THE CONTRACTOR SHALL PROVIDE A WRITTEN CONSTRUCTION SCHEDULE INCLUDING A LIST OF THE QUANTITY AND SIZE OF CONSTRUCTION EQUIPMENT TO BE USED. ALSO, THE CONTRACTOR SHALL PROVIDE THE NAME AND 24 HOUR TELEPHONE NUMBER OF AN INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL ON SITE. THE INDIVIDUAL AND SEVERAL LABORERS SHALL BE AVAILABLE FOR IMMEDIATE RESPONSE TO EROSION AND SEDIMENTATION CONTROL EMERGENCIES.

THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROLS WEEKLY AND ALSO PRIOR TO AN EXPECTED HEAVY RAIN. THE CONTRACTOR SHALL ALSO KEEP A LOG OF THE INSPECTIONS AND FINDINGS THROUGHOUT THE CONSTRUCTION PERIOD.

UNDERGROUND FUEL OIL STORAGE TANKS PROHIBITED.

THE FOLLOWING GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE OF NO LESS THAN 200 LBS PER ACRE.

SPECIES	PROPORTION BY WEIGHT (PERCENT)	MINIMUM PURITY (PERCENT)	MINIMUM GERMINATION (PERCENT)
KENTUCKY BLUEGRASS (POA PRATENSIS)	25	85	75
CREEPING RED FESCUE (FESTUCA REBRA)	50	98	85
PERENNEAL RYEGRASS (LOLIUM PERENNE)	25	98	90

TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS (LOLIUM PERENNE) APPLIED AT A RATE OF 100 LBS PER ACRE.

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OFFICE REVIEW	MED
REVISIONS	

NOTTINGHAM HILLS SUBDIVISION
PHASE II
NIANTIC REAL ESTATE, LLC
EROSION & SEDIMENTATION CONTROL DETAILS
UPPER PATTAGANSETT ROAD EAST LYME, CT

SCALE	PROJECT	DATE	SHEET NO.
NOT TO SCALE	422-07	6/26/02	ES-1

Table 1: Seed Mix 1* for Retention Basin Lower slopes (Zone B1)
*(Retention Basin Floor Seeding for Wildlife and Plant Diversity *)*

Common Name	Scientific Name	Percentage
Creeping Bentgrass	*Agrostis stolonifera*	25%
Meadow Foxtail	*Alopecurus pratensis*	25%
Purple-stemmed aster	*Aster puniceus*	1%
Tickseed sunflower	*Bidens aristosa*	3%
Virginia Wild Rye	*Elymus virginicus*	25%
Rattlesnake Grass	*Glyceria canadensis*	2%
Fowl mannagrass	*Glyceria striata*	2%
Rice Cutgrass	*Leersia oryzoides*	4%
Square Stem Monkeyflower	*Mimulus ringens*	1%
Green Bulrush	*Scirpus atrovirens*	2%
Wool Grass	*Scirpus cyperinus*	1%
Small-seeded bulrush	*Scirpus microcarpus*	1%
Many-leaved Bulrush	*Scirpus polyphyllus*	1%
Rough-leaved goldenrod	*Solidago patula*	1%
Giant Bur-reed	*Sparganium eucarpum*	4%
Blue vervain	*Verbena hastata*	2%

Table 2: Seed Mix 2 for Enhanced Wetlands (Zone B2, lower Zone C)
(OBL-FACW Food & Cover Wetland Mix)*

Common Name	Scientific Name	Percentage
Swamp milkweed	*Asclepias incarnata*	10%
Purple-stemmed aster	*Aster puniceus*	1%
Nodding Bur-marigold	*Bidens cernua*	2%
Bearded sedge	*Carex comosa*	5%
Fringed sedge	*Carex crinita*	2%
Three way sedge	*Dulichium arundinaceum*	2%
Virginia wild rye	*Elymus virginicus*	30%
Rattlesnake grass	*Glyceria canadensis*	2%
American mannagrass	*Glyceria grandis*	2%
Fowl mannagrass	*Glyceria striata*	1%
Soft rush	*Juncus effusus*	2%
Leersia oryzoides	*Rice cutgrass*	10%
Sensitive fern	*Onoclea sensibilis*	7%
Teerthumb	*Polygonum arifolium*	5%
Woolgrass	*Scirpus cyperinus*	6%
Lesser burreed	*Sparganium americanum*	6%
Giant burreed	*Sparganium eurycarpum*	6%

NOTES: *The OBL- FACW Food & Cover Wetland Mix is available at Ernst Conservation Seeds, Inc. of Meadville, PA. Add 10 pounds per acre of fast germinating winter rye for prompt soil stabilization.

Table 3: Seed Mix 3 , FACW Wetland Meadow Mix for Wetland Basin Lower and Mid Slopes (Zone C, D) and wet meadow enhancement areas

Common Name	Scientific Name	Percentage
New England Aster	*Aster novae-angliae*	1%
Lurid sedge	*Carex lurida*	45*
Bristlebract sedge	*Carex tribuloides*	2%
Fox sedge	*Carex vulpinoidea*	19%
Virginia wild rye	*Elymus virginicus*	20%
Joe-pye weed	*Eupatoriadelphus maculatum*	3%
Boneset	*Eupatorium perfoliatum*	4%
Gaum boineatum	*Rough aster*	1%
Rattlesnake grass	*Glyceria canadensis*	2%
Fowl meadow grass	*Glyceria striata*	5%
Sneezeweed	*Helenium autumnale*	3%
Softrush	*Juncus effusus*	2%
Deertongue grass*	*Panicum clandestinum*	3%
Dark green bulrush	*Scirpus atrovirens*	3%
Golden ragwort	*Senecio aureus*	2%
Rough goldenrod	*Solidago rugosa*	3%
Verbesina alternifiora	*Wingstem*	7%
Blue vervain	*Verbena hastata*	5%
New York Ironweed	*Vernonia novaboracensis*	5%
Golden Alexanders	*Zizia aurea*	1%

NOTES Table 10 has information on planting zones. *The FACW Wetland Meadow Mix (minus out-of range species) is available from Ernst Conservation Seeds, Inc. of Meadville, PA. Seed at a rate of 25 lbs/acre. Add 10 pounds per acre of winter rye for prompt soil stabilization.

Table 4: Seed Mix 4* for Upper Basin Slopes and Upland slopes (Upper Zone D, Zone E)
(Northeastern U.S. Roadside Native Seed Mix)*

Common Name	Scientific Name	Percentage
Eastern Columbine	*Aquilegia canadensis*	0.5%
Red milkweed	*Asclepias incarnata*	1%
Common milkweed	*Asclepias syriaca*	1.5%
Butterfly milkweed	*Asclepias tuberosa*	0.5%
Smooth blue aster	*Aster laevis*	1%
New England aster	*Aster novae-angliae*	2%
Heath aster	*Aster ericoides*	3%
Partridge Pea	*Chamaecrista fasciculata*	8%
Showy tick-trefoil	*Desmodium canadense*	1%
Boneset	*Eupatorium perfoliatum*	2%
Ox-eye Sunflower	*Heliopsis helianthoides*	2%
Bush clover	*Lespedeza capitata*	1%
Wild blue lupine	*Lupinus perennis*	5%
Bee balm	*Monarda fistulosa*	0.5%
Beard tongue	*Penstemon digitalis*	1%
Black-eyed Susan	*Rudbeckia hirta*	4%
Ohio spiderwort	*Tradescantia ohiensis*	1%
Blue vervain	*Verbena hastata*	2%
Wingstem	*Verbesina alternifiora*	4%
Perennial Grasses		
Little bluestem	*Andropogon scoparius*	15%
Side-oats grama	*Bouteloua curtipendula*	10%
Riverbank Wild rye	*Elymus virginicus*	10%
Indiangrass	*Sorghastrum nutans*	15%

NOTES: * Available from Ernst Conservation Seeds, Inc. of Meadville, PA. This mix is customized with deletion of several out-of-range species. Seed at a rate of 15 lbs/acre. Add 10 pounds per acre of fast-germinating winter rye for prompt soil stabilization.

Table 6: Medium to Large-Sized Tree Saplings for Stormwater Wetlands, for Zone C, over elevation 34.50 feet

Plant Code	Common Name	Scientific Name	Minimum Installed Size	Minimum Spacing	Planted Form	Hydrozones	Proposed Numbers	Notes
SB	Serviceberry or Shadblow	*Amelanchier canadensis*	18-24" height	15 O.C.	Potted plant	ZONE E	7	Likes sun to semishade; prefers well drained soils; attracts at least 36 vertebrate species
FP	Green ash	*Fraxinus pennsylvanica*	18-24" height	15 O.C.	Potted plant	ZONES C,D,E	11	Likes sun to semishade; prefers moist soils; attracts at least 12 vertebrate species
BI	Eastern birch	*Larix laricina*	18-24" height	15 O.C.	Potted plant	ZONE E	9	Prefers sun and tolerates moist to dry soils, Provides winter cover. Attracts at least 13 vertebrate species.
T	Tupelo	*Nyssa sylvatica*	18-24" height	15 O.C.	Potted plant	ZONES B,C,D	5	A tree of swamps or bottomlands; prefers sun. Fruits eaten by many birds & mammals
PO	Pin Oak	*Quercus palustris*	18-24" height	15 O.C.	Potted plant	ZONES B,C,D	7	Likes sun to semishade; prefers moist soils; attracts at least 20 animal species

Table 7: Medium to Large-Sized Deciduous Shrubs for wetlands and moist soils

Plant Code	Common Name	Scientific Name	Minimum Installed Size	Spacing	Planted Form	Hydrozones	Proposed Numbers	Notes
WA	Hazlenut	*Corylus americana*	18"-24"	8-10' O.C.	Potted plant	ZONE E	17	Tolerates shade well. Excellent source of cover. A browse; Native food source for rodents
WB	Common winterberry	*Ilex verticillata*	18" -24"	6-8 O.C.	Potted plant	ZONES B,C,D	20	Likes sun and semishade; prefers moist to wet, rich soil; attracts at least 25 vertebrate species
ML	Mountain laurel	*Kalmia latifolia*	18" -24"	6-8 O.C.	Potted plant	ZONE E	5	Likes sun to shade. Important as winter cover and browse, and as nester cavities
PW	Pussy willow	*Salix discolor*	18" -24"	6-10' O.C.	Potted Plant	ZONES B,C,D	13	Likes sun to semishade; prefers moist soil; supports over 28 insects, & insect-gleaning birds. Good browse.
SS	Shining Willow	*Salix lucida*	18-24"	6'-10' O.C.	Potted Plant	ZONES B,C,D	11	
NB	Nannyberry	*Viburnum lentago*	18" -24"	8-10' O.C.	Potted plant	ZONES C,D	12	Likes sun to semishade; prefers well drained soils; at leasts of least 37 vertebrate species
BB	Highbush blueberry	*Vaccinium corymbosum*	18" -24"	6-10' O.C.	Potted plant	ZONES C,D	17	Likes full sun and tolerates partial shade; prefers acid, moist to wet soils; attracts at least 37 bird species

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Anchor Engineering Services, Inc.
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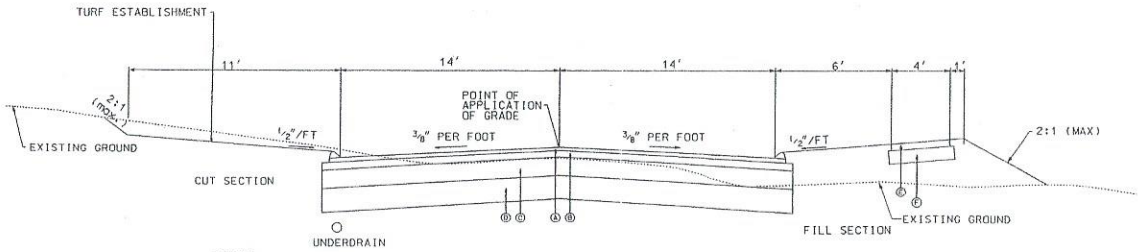
TEL (860) 633-8770 FAX (860) 633-5971

PROJ. ENGINEER	DPL
PROJ. MANAGER	PRC
OFFICE REVIEW	MED
REVISIONS	

NOTTINGHAM HILLS SUBDIVISION
PHASE II
NIANTIC REAL ESTATE, LLC
EROSION & SEDIMENTATION CONTROL DETAILS
UPPER PATTAGANSETT ROAD EAST LYME, CT

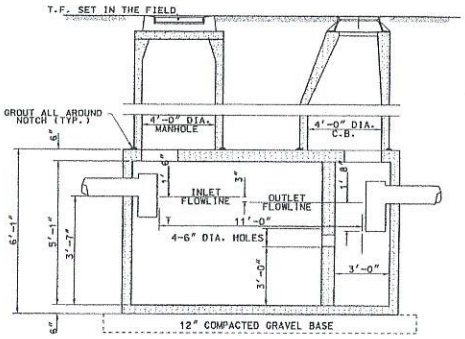
SCALE	PROJECT	DATE	SHEET NO.
AS SHOWN	422-07	6/26/02	ES-2



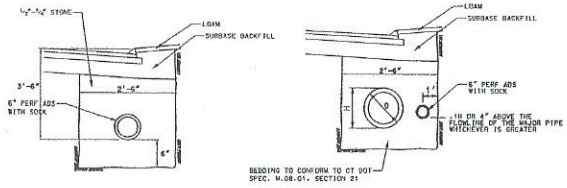
LEGEND

- ⓐ 1½" CLASS 2 BIT CONCRETE SURFACE
- ⓑ 1½" CLASS 1 BIT CONCRETE BASE
- ⓒ 8" PROCESSED GRAVEL
- ⓓ 12" BANK RUN GRAVEL
- ⓔ 4" 3000 PSI CONCRETE
- ⓕ 6" BANK RUN GRAVEL

TYPICAL ROADWAY SECTION

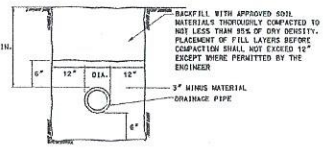


SECTION A-A

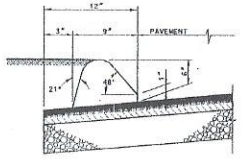


UNDERDRAIN

UNDERDRAIN & CULVERT IN SAME TRENCH



DRAINAGE PIPE TRENCH

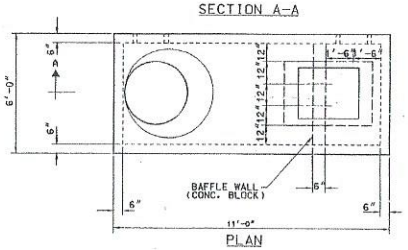


SECTION

CURB NOTES:

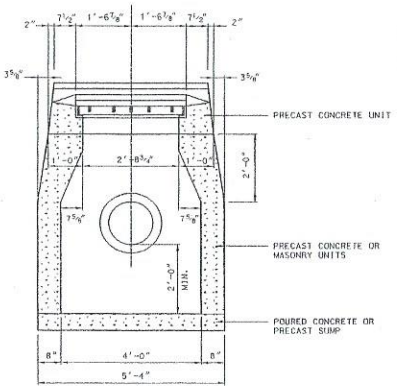
1. SURFACE ON WHICH CURBING IS PLACED SHALL BE CLEAN AND AN APPROVED TACK COAT SHALL BE APPLIED JUST PRIOR TO PLACING CURB.
2. CURBING SHALL BE MACHINE EXTRUDED.

BITUMINOUS CONCRETE CURB

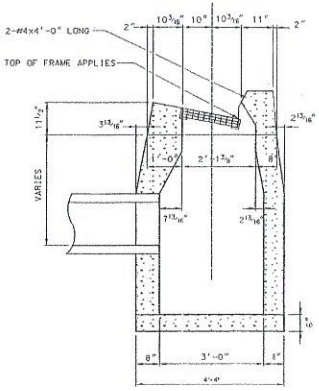


PLAN

SEDIMENTATION STRUCTURE



FRONT ELEVATION



SIDE ELEVATION

TYPE "C" CATCH BASIN

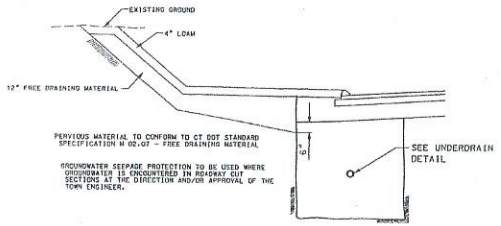
NOTES:

THE NORMAL CROSS SLOPE OF THE SUTTER SHALL BE VARIED TO MATCH THE CROSS SLOPE OF GRATE.

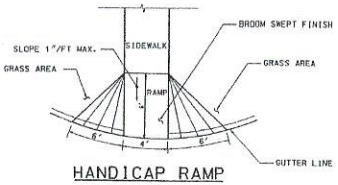
ALL JOINTS SHALL BE HORIZONTAL AND SHALL BE MORTARED.

THE DIMENSIONS MAY BE VARIED, PROVIDED THAT THE INSIDE DIMENSIONS OF THE UNITS ARE GREATER THAN THE MINIMUM INSIDE DIMENSIONS SHOWN.

WALLS OF ALL CATCH BASINS OVER 10' DEEP TO INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS TO REMAIN THE SAME.



GROUNDWATER SEEPAGE PROTECTION



HANDICAP RAMP

NOT RELEASED FOR CONSTRUCTION

Anchor Engineering Services, Inc.
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PROJ. ENGINEER	GPL
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REVISIONS	
SCALE:	NOT TO SCALE

NOTTINGHAM HILLS SUBDIVISION
PHASE II
MANTIC REAL ESTATE, LLC
DETAILS
UPPER PATTAGANSETT ROAD EAST LYME, CT

PROJECT	DATE	SHEET NO.
422-07	6/26/02	D-1

SITE TESTING
NOTTINGHAM HILLS II
APRIL 1, 3 & 4, 2002

TEST HOLE #300 (lot 8)
0 - 6" -humus
6 – 22/24" -orange/brown sandy loam/silt loam
22 – 48" -gray/tan medium/fine to fine silty sand & stone
48 – 84" -brown, compact, fine silty sand & stone
-boulder bottom, water 60", max. water 36"+/-

Water at ground surface along path between holes #300 & 301 (40-45 ft. south - flagging & 130 ft. north of flagging)

TEST HOLE #301 (LOT 9)
0 - 8" -humus
8 – 24/26" -orange/brown sandy loam/silt loam
24 – 33/36" -olive/brown fine silty sand & stone
33 – 130" -compact olive/brown fine silty sand & stone
-no ledge, no water, max. water 28/30"

TEST HOLE #302 (LOT 10)
0 - 8" -humus
8 – 18/20" -orange sandy loam/silt loam
18 – 40" -orange/brown fine silty sand & stone
40 – 70" -olive/brown compact fine silty sand & stone
70 – 98" -mix orange/brown fine silty sand & stone with fractured rock
-fractured rock 70", no water, max. water/mottling 24"

TEST HOLE#303 (LOT 11)
0 - 6/8" -humus
6 – 28/36" -orange/brown silt loam
28 – 36/52" -dark brown fine silty sand & stone, mottled
36 – 98/100" -dark olive/brown firm/compact fine silty sand & stone
-no ledge, water 82", max. water 44", silt saturate/mottling 26"

TEST HOLE #304 (LOT 12)
0 - 4/6" -humus
4 – 22" -orange/brown silt loam
22 – 38" -olive/brown fine silty sand & stone
38 – 108" -dark brown compact fine silty sand & stone
-no ledge, water 36", max. water 18"

TEST HOLE #305 (LOT 13) (approx. 12 ft. off fence line)
0 - 6" -humus
6 – 26" -orange/brown sandy loam/silt loam
26 – 38/40" -orange/brown fine silty sand & stone
38 – 54/72" -dark orange/brown compact fine silty sand & stone (deeper at no. end)
54 – 114" -orange medium/fine to fine silty sand, slight gravel
-no ledge, water 23/24" south end, max. water 20"

-WATER ON GROUND SURFACE BY PATH TO TH #306

TEST HOLE #306 (LOT 14)
0 – 90" -couldn't enter hole for measurement
-water weeping into hole at 15"
-intermittent stream adjacent to hole

-PIPE DRAINING UNDER PATHBETWEEN TH #306 & 307
-WETLANDS FLAGGED IN AREA OF LOT 14 & 15 BUT NOT ON PLAN

TEST HOLE #307 (LOT 15)
-water at ground surface

TEST HOLE #308 (LOT 16)
0 - 4/6" -humus
4 – 22/24" -brown sandy loam/silt loam
22 – 33/41" -orange/brown fine silty sand & stone
33 – 55/72" -fractured ledge
-fractured ledge 55-72" (S-N), no water, ledge control

-WATER IN DITCH BY PATH DOWNHILL OF TH#308
-WATER 30" IN PIPE NORTH OF TH#308
-WATER < 12" IN DITCH & DRAINING UNDER PATH 80-110 FT. NORTH OF PIPE
-WATER AT 30" IN SECOND PIPE ALONG PATH NORTH OF TH #308

TEST HOLE #309 (LOT 17)
0 – 10" -topsoil & humus
10 – 22/24" -orange/brown loamy sand/sandy loam
22 – 44" -brown fine silty sand & stone
44 – 52/54" -mix brown/black fine silty sand & stone/decomposed stone
52 – 104" -mix decomposed stone and fractured stone
-decomposed and fractured stone 52", decomposed stone mix 44", water 77", max. water 28/30"

-WATER AT 30" IN PIPE BY TH#309

TEST HOLE #310 (LOT 18)
0 - 8" -topsoil & humus
8 – 24" -orange/brown loamy sand
24 – 42" -orange/gold slightly firm, fine silty sand & stone
42 – 90" -orange/brown to olive/gray compact, fine silty sand & stone
-no ledge, water 43", max. water 26"

TEST HOLE #311 (LOT 19)
0 - 8" -humus
8 – 22/24" -orange loamy sand
22 – 42" -tan/gray med/fine to fine silty sand & stone
42 – 66" -tan/brown fine silty sand & stone
66 – 85" -mix brown fine silty sand & stone with decomposed and fractured stone
-decomposed mix with fractured stone 66", no water, max. water 40/42"

TEST HOLE #312 (LOT 20)
0 - 6" -topsoil & humus
6 – 22/34" -orange/brown loamy sand
22 – 60" -gray/tan med/fine to fine silty sand & stone, intermittent silt layers
60 – 77" -olive/tan firm/compact fine silty sand & stone
-no ledge, no water, max. water 52/54"

TEST HOLE #313 (LOT 21)
0 - 8" -topsoil & humus
8 – 32" -orange/brown sandy loam/loamy sand
32 – 74" -tan to olive/gray fine silty sand & stone with intermittent silt layers
-no ledge, no water, max. water/mottling 36/42"

TEST HOLE #314 (LOT 22)
0 - 8/10" -topsoil & humus
8 – 36" -dark red/brown silt loam
36 – 90" -mix olive/gray to orange/brown fine silty sand & stone with decomposed stone below 58/60"
-fractured ledge east end 40", decomposed rock west end 58", no water, no max. water

TEST HOLE #315 (LOT 23)
-ledge outcrop immed. south both uphill & downhill
-fractured ledge sloping from surface at west end hole to 42" at center and up to 20/26" at east end
0 - 4/6" -humus
4 – 20/42" -orange/brown loamy sand above fractured & decomposed ledge
-fractured & decomposed ledge 0/20", no water, no max. water

TEST HOLE #316 (LOT 24) (ledge outcrop 25 ft. +/- to east)
0 - 6/8" -humus
6 – 26" -orange/brown sandy loam/silt loam
26 – 72" -orange med/fine to fine silty sand & stone, heavy boulders
-boulders, no water, no max. water

TEST HOLE #317 (LOT 25)
0 - 6/8" -humus
6 – 24/26" -orange/brown loamy sand
24 – 48" -orange/tan med/fine to fine silty sand & stone
48 – 71" -tan/brown firm, fine silty sand & stone
-no ledge, water 48", max. water 34/36"

TEST HOLE #318 (LOT 26)
0 - 8/10" -topsoil & humus
8 – 26/28" -orange/brown loamy sand
26 – 48/50" -orange/tan med/fine to fine silty sand & stone
48 – 52" -mix orange/tan med/fine silty sand & stone with fractured & decomposed rock
-fractured & decomposed rock 48", no water, no max. water

TEST HOLE #319 (LOT 27)
0 - 6" -humus
6 – 20/22" -brown loamy sand, mottled
20 – 32" -brown fine silty sand & stone
32 – 88" -brown compact fine silty sand & stone
-no ledge, water 15/16", max. water 10"

-WATER AT GROUND SURFACE BY PATH DOWNHILL OF TH#319
-WATER APPROX. 12 " RUNNING IN DITCH ALONG PATH

TEST HOLE #320 (LOT 28)
0 - 4" -humus
4 – 18" -brown sandy loam
18 – 31/32" -olive/brown fine silty sand & stone
31 – 93" -dark orange/brown fine silty sand & stone with decomposed stone
-mix decomposed stone 48" to bottom, water 28", max. water 16/18"

TEST HOLE #321 (LOT 29)
0 - 4" -humus
4 – 22" -orange/brown sandy loam/silt loam
22 – 42" -orange fine silty sand & stone
42 – 76" -intermittent layers orange med/fine & dark brown fine silty sand & stone
76 – 103" -mix decomposed and fractured ledge with fine silty sand & stone
-fractured & decomposed ledge 76", water 96", max. water 25/26"

TEST HOLE#322 (LOT 30)
-not dug

TEST HOLE #323 (LOT 31)
0 - 8" -humus
8 – 26" -orange/brown sandy loam
26 – 42" -olive/tan fine silty sand & stone
42 – 85" -olive/gray compact fine silty sand & stone
-no ledge, water 40", max. water 24"

TEST HOLE #324 (LOT 32)
0 - 8/10" -topsoil & humus
8 – 24" -orange/brown loamy sand
24 – 67/69" -mix med/fine to fine orange/black silty sand & stone with decomposed stone
-ledge 67-69", decomposed stone 36", no water, no max. water

TEST HOLE #325 (LOT 33)
-ledge 20"

TEST HOLE #326 (LOT 34)
0 - 6" -topsoil & humus
6 – 24" -orange/brown loamy sand
24 – 40/42" -tan fine silty sand & stone
40 – 85" -decomposed and fractured ledge
-decomposed and fractured ledge 40", no water (ledge control)

TEST HOLE #327 (LOT 35)
0 - 8" -topsoil & humus
8 – 28" -orange/brown silt loam
28 – 66/68" -tan med/fine to fine silty sand & stone
66 – 89" -gray/tan firm/compact fine silty sand & stone
-ledge ?, no water, max. water 66"+/-

TEST HOLE #328 (LOT 36)
0 – 10" -topsoil & humus
10 – 32/36" -red/brown silt loam
32 – 73" -orange/tan med/fine to fine silty sand & stone
73 – 91" -gray/tan firm/compact fine silty sand & stone
-no ledge, no water, max. water 66"+/-

TEST HOLE #329 (LOT 37)
0 –10" -topsoil & humus
10 – 40/53" -red/brown silt loam
40 – 60" -orange med/fine to fine silty sand & stone
60 – 83" -olive/gray compact fine silty sand & stone
-no ledge, water 53", max. water 42"

TEST HOLE #330 (LOT 38)
0 – 10" -topsoil & humus
10 – 24/33" -orange silt loam
-ledge 24-33", water 18", max. water 12"

TEST HOLE #331 (LOT 39)
0 - 4" -topsoil
4 – 24/30" -orange/brown loamy sand/sandy loam
24 – 38/42" -mix tan/brown med/fine to fine silty sand & stone
38 – 85" -brown compact fine silty sand & stone
-no ledge, water 44/46", max. water 33/34"

TEST HOLE #332 (LOT 40)
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#333 (LOT 41)
-not dug

TEST HOLE #334 (LOT 42)
-not dug

SITE TESTING
NOTTINGHAM HILLS II

JUNE 11, 2002

TEST HOLE #335 (Lot #38)
0 - 8/10" -topsoil & humus
8 – 32" -orange loamy sand
32 – 52" -orange/tan-brown medium/fine to fine silty sand & stone
52 – 79" -brown firm, fine silty sand & stone
-no ledge, no water, max. water 40"

TEST HOLE #336 (Lot 39)
0 - 8/10" -topsoil & humus
8 – 32" -orange/tan loamy sand
32 – 54" -tan med/fine to fine silty sand & stone
54 – 80" -tan/brown firm, fine silty sand & stone
-ledge 80", no water, max. water 50/52"

TEST HOLE #337 (Lot 40) -ledge outcrop/ridge 30 ft no.
0 - 8" -topsoil & humus
8 – 26/28" -brown sandy loam/silt loam
26 – 52/54" -tan med/fine to fine silty sand & stone
52 – 82" -gray/brown fine silty sand & stone
-ledge sloping 47-82", no water, max. water 52"

TEST HOLE #338 (Lot 41)
0 – 8"-topsoil & humus
8 – 39/42" -red/brown sandy loam/silt loam
-ledge 39/42", no water, max. water ? (ledge control)

TEST HOLE #339 (lot 42)
0 - 8" -topsoil & humus
8 – 38" -orange/brown silt loam
38 – 60" -tan med/fine to fine silty sand & stone
60 – 83" -orange/tan to brown firm/compact, fine silty sand & stone
-no ledge, no water, max. water 56"

TEST HOLE #340 (Lot 43) -ledge outcrop 40 ft. uphill
0 – 10" -topsoil & humus
10 – 47/48" -red/brown sandy loam
47 – 85" -olive/brown firm/compact, fine silty sand & stone
-ledge ?, water 66/68", max. water 28/30"

TEST HOLE #341 (Lot44)
0 - 6/8" -topsoil & humus
6 – 30" -orange/brown sandy loam/silt loam
30 – 45" -olive/gray mix fine to very fine sand/silt
45 – 88" -olive/brown firm/compact fine silty sand & stone
-ledge ?, no water, max. water 28/30"

TEST HOLE #342 (Lot 45) -ledge outcrop 40 ft. east
0 - 6/8" -topsoil & humus
6 – 26/30" -brown sandy loam/silt loam
-ledge 26-30", no water

TEST HOLE #343 (Lot 45-A) (75-80 ft. east th#342)
0 – 16/18" -topsoil, humus & silt loam
-ledge 16/18", water above ledge, max. water 8-10"

TEST HOLE #344 (Lot 50)
0 - 6" -topsoil & humus
6 – 18" -orange/tan loamy sand
18 – 58" -olive/gray to orange firm, fine silty sand & stone
58 – 78" -mix decomposed and fractured ledge (dark red/brown)
-decomposed and fractured ledge, no water, max water 18/20" (possibly shallower)

TEST HOLE #345 (Lot 51)
0 – 8"-topsoil & humus
8 – 28/30" -red/brown sandy loam/silt loam
28 – 80" -mix decomposed and fractured ledge (very granular)
-decomposed and fractured ledge 28/30", fractured solid rock sloping down east end hole, water 74", max. water ? (ledge control)

TEST HOLE #346 (Lot 52)
0 - 8" -topsoil & humus
8 – 16/20" -brown loamy sand
16 – 50" -olive/brown fine silty sand & stone
50 – 74" -brown compact fine silty sand & stone
-no ledge, no water, max. water 18/20"

TEST HOLE#347 (Lot 53) (in X-mas tree lot)
0 - 6" -topsoil & humus
6 – 16" -orange/tan loamy sand
16 – 41/59" -tan med/fine to fine silty sand & stone
-ledge 41-59", no water, max. water ? (ledge control)

NOT RELEASED FOR CONSTRUCTION

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PROJ ENGINEER	DPL
PROJ MANAGER	PRC
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REVISIONS

NOTTINGHAM HILLS SUBDIVISION
PHASE II
NIANTIC REAL ESTATE, LLC
SOIL TESTING
UPPER PATTAGANSETT ROAD EAST LYME, CT

SCALE:	PROJECT	DATE	SHEET NO.
NOT TO SCALE	422-01	6/26/02	TP-1

EXHIBIT RR

B J P
Attorneys at Law

Mark B. Block
Eric M. Janney
Richard T. Pascal

Gary W. Thiebler
Matthew J. Curtis

Reply to:
138 Main Street
P.O. Box 310
Norwich, CT 06360

October 3, 2008

Mr. Keith Pereiras
AIG Domestic Claims, Inc.
175 Water Street, 8th Floor
New York, New York 10038

Re: **Town of East Lyme**
Claim #618-011271
Claimant: New England National, LLC

Dear Mr. Pereiras:

This letter is in furtherance of our conversation of October 1, 2008 wherein you informed me that a determination had been made by AIG that there is coverage under the policy of insurance issued to the Town of East Lyme for one or more of the claims made by New England National, LLC (the "Debtor"). You further advised that you were in the process of drafting a letter which would also include a reservation of rights by the company. In our conversation I also informed you that the Town has entered into a tentative settlement with New England National resolving all of the disputes between New England National and the Town. You have asked that I provide you with the basic outline of the settlement.

The claims made by New England National are set forth in the Debtor's motion for determination of tax liability and its amended motion for determination of tax liability both of which have been sent to you. The proposed settlement would settle all of the claims set forth in the motion and amendment, plus other matters which may be more specifically set forth in the settlement agreement.

The Town has agreed to pay to New England National the total amount of $300,000. Since we did not have an answer from AIG as to the coverage issue, the Town agreed to guarantee payment of a minimum of $250,000 to New England National, plus an additional $50,000 from the proceeds of any insurance claim.

The settlement was not allocated between the various claims that have been outlined in the motion and amended motion. The motion for determination of tax liability, in part, claims that the Town collected approximately $400,000 in taxes which should be refunded to the Debtor.

The Town does not allocate any amount of money to that claim because the Town claims that the issue of the tax liability was already heard and determined by the Superior Court of the State of Connecticut which ruled favorably for the Town, the Debtor's appeal of such decision or decisions being denied. Therefore, we believe that the Bankruptcy Court cannot overturn a decision of the Appellate Court of the State of Connecticut. This, then, leaves the settlement amount being allocated between the other claims made by New England National.

The one claim made by New England National in which there is a damage amount asserted is a claim involving the Town health officer who allegedly caused New England National to incur costs of approximately $300,000 in the development of two building lots by requiring that New England National adhere to standards beyond the requirements of the Public Health Code and/or municipal regulations in the design and installation of a septic system. The other claims made, including issuance of cease and desist orders, encouraging opposition to subdivision applications, delays in the land use approval hearing process do not have any amount of damages attached to them, and discovery has not yet proceeded to the point where a valuation can be placed upon those causes of action. However, we believe that one or more of the claims may have some validity.

At present, the Town as spent over $100,000 in defense costs. Through use of subpoenas and bankruptcy procedure, the debtor has caused disruption in the municipal government through discovery requests in which we have produced over 50,000 pages of documents, together with electronic files and the like; will have at least ten (10) depositions of various Town officials and commission members which will consume untold hours and fees and costs; costs of expert witnesses relative to the claims regarding violation of regulations regarding the septic system design. In short, while we believe that a number of the claims made by New England National are defensible, we believe that the costs of this litigation and the potential exposure should one or more these claims be determined in favor of the Debtor justify a settlement of $300,000.

We believed that we needed to settle with New England National in court on September 29, since the day had been scheduled for an all day hearing on the Town's failure to provide full disclosure to New England National based on outstanding discovery orders. In the course of the discussions with New England National concerning the outstanding discovery and resolution of the discovery

disputes, we learned of particular information that had been disclosed in various email communications that had been previously produced, and that gave some creditably to the New England National claims concerning the actions of municipal employees. Given the costs expended to date on this litigation, the anticipated costs of litigating going forward and the potential exposure as described above, the Town felt that the settlement was a fair and reasonable one and one which would be presented to the Board of Selectman for approval.

Please forward your coverage letter to us as soon as possible and I look forward to working with you in resolution of this matter. Since we are presently beginning the drafts of the settlement agreement, please advise whether drafts should be circulated to you for review by AIG.

Yours truly,

Mark E. Block

MEB:beh

EXHIBIT SS

EXHIBIT B

EAST LYME-RELATED COVENANT PARTIES

The following persons and entities are the East Lyme-Related Covenant Parties:

1. All present and former Selectmen of East Lyme in their capacity as Selectmen, but not otherwise.

2. All present and former employees, accountants, attorneys and other agents of East Lyme, except for (a) Margaret Parulis, (b) George Calkins, Ledge Light Health District, Edward O'Connell, Esq., David Condon, Esq. and Waller Smith and its other attorneys, paralegals, staff members and agents (other than Thomas Marrion, Esq., Joseph Wilson, Esq. and Tyler Cooper & Alcorn, LLP and other person and entity identified in Paragraph 2.K of the Agreement.

3. Daniel R. Cunningham, Esq., Mark E. Block, Esq. and the firms of O'Brien, Shafner, Stuart, Kelly & Morris, P.C., and Block, Janney & Pascal, P.C.

4. Attorney Thomas Marrion, Joseph Wilson and the firm of Tyler Cooper & Alcorn, LLP, but not co-counsel that represented East Lyme in conjunction with them, including Edward B. O'Connell and Waller Smith & Palmer.

EXHIBIT TT

7-2-8 The Planning Commission may waive the open space requirements if the subdivision is to contain affordable housing, as defined in CGS Section 8-39a, equal to 20% or more of the total housing to be constructed in such subdivision.

7-3 CONVEYANCE OF OPEN SPACE – The Planning Commission shall determine the most appropriate method of conveyance after considering: the relationship of the subject area(s) and its specific characteristics to the Plan of Development and the objectives cited in Section 7-2; the desirability and suitability of public access and use, and the scope of the subdivision proposal. The following options for conveyance may be utilized by the Commission:

(A) Perpetual dedication to the Town;

(B) Perpetual dedication to the State of Connecticut;

(C) Perpetual dedication to the East Lyme Land Trust or other private organization whose purpose is the preservation of historic and natural sites for the public benefit and use;

(D) Dedication to a Homeowner's Association formed under the Common Interest Ownership Act (CIOA);

(E) Utilization of Conservation Easements, with or without public access;

(F) Utilization of a Recreation Easement;

(G) Private Ownership with the appropriate taking of development rights by a public entity (state or town);

(H) Any combination of the above or any suitable alternative approved by the Commission.

7-3-1 If an applicant proposes dedication of Open Space to the State of Connecticut, the East Lyme Land Trust, or any other private organization, a letter from an authorized agent for the State or private organization, stating its willingness to accept the open space, shall be included with the application.

7-4 LEGAL TRANSFER OF OPEN SPACE – Properly executed legal documents, including warranty deeds for any title transferals, shall be prepared in accordance with the provisions of this section and shall be submitted in triplicate with the final subdivision maps to be filed. All documents must be acceptable to the Town Attorney and/or the Commission and shall refer to the approved subdivision map by title. All warranty deeds for the dedication of land to the Town shall be held in escrow by the Commission to be recorded on the land records upon acceptance by the Board of Selectmen. If the Board of Selectmen chooses not to accept the open space, the deed shall be returned, and the applicant shall return to the Commission for determination of an alternative means of preserving the open space. In no case, shall the acceptance of any deed by the Commission

EXHIBIT UU

Planning Department

Memo

To: Wayne Fraser, First Selectman

From: Meg Parulis, Director of Planning

CC: Francine Schwartz, Planning Commission Chair

Date: 9/15/2005

Re: Acceptance of Open Space Lands associated with the Nottingham Hills and Darrow's Ridge Subdivisions

---

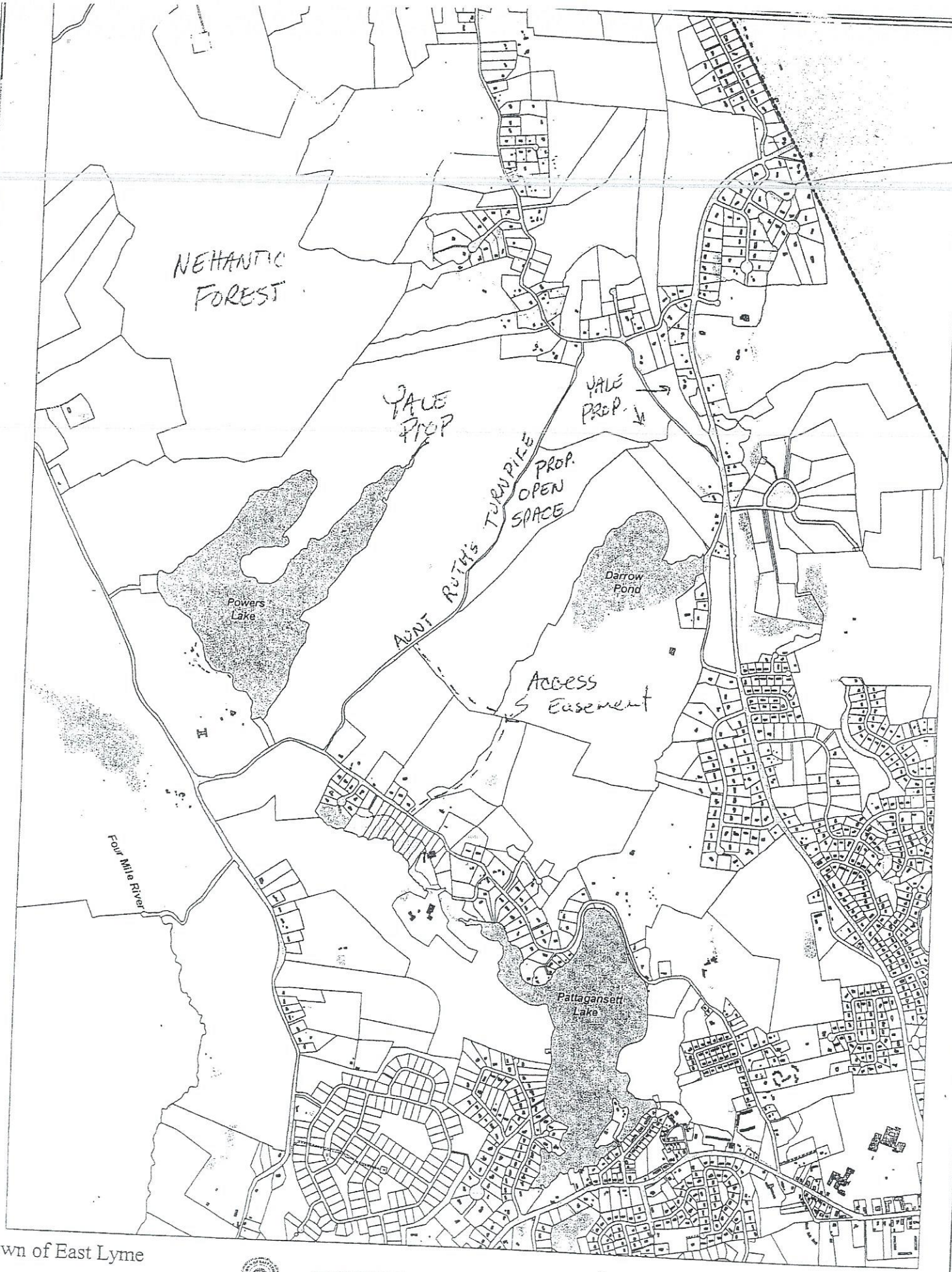
At it's meeting on August 16, 2005, the Planning Commission agreed to forward two adjacent parcels totaling approx. 45 acres along Aunt Ruth's Turnpike for dedication to the Town of East Lyme as Open Space. These parcels were designated as Open Space through the approval of the Nottingham Hills Subdivision on 6/15/04 and Darrow's Ridge Subdivision on 4/19/05. In addition, this land is recommended for Open Space preservation in the 1999 Plan of Conservation and Development.

The property is separated from the housing sites by a steep ridge and offers a unique opportunity for development of public trails. Aunt Ruth's Turnpike is an abandoned road running approx. 1.5 miles between Upper Pattagansett Road and Walnut Hill Road. The property shares to the centerline of the road with Yale. Public access is initially proposed from Upper Pattangansett Road over property owned by the developer. It is anticipated that additional acreage will be added through future development projects. If rights of passage can be established over the entire length of Aunt Ruth's Turnpike with the cooperation of Yale and adjoining property owners, access may be relocated to the entrance of Aunt Ruth's Turnpike on Upper Pattagansett Road in the future. A second entrance is planned at Walnut Hill Road. Once the Town accepts the property, negotiations can begin with Yale and other property owners for access and grants can be sought for trail development.

Included with the legal documents conveying the property and access easements to the Town, is a Natural Resource Inventory and Passive Recreation Assessment Report prepared by the developer, Jeffrey Torrance. Reports of this nature will be a standard requirement of the Planning Commission in the future for parcels to be dedicated to the Town. The developer is to be commended for taking a pro-active approach to Open Space planning through voluntary preparation of the report.

The legal documents have been forwarded to Town Counsel for review. Acceptance of the property should be contingent on final approval by Town Counsel. Please place this item on the Board of Selectmen Agenda for Sept. 21, 2001.

If you have any questions, please do not hesitate to ask.



Town of East Lyme

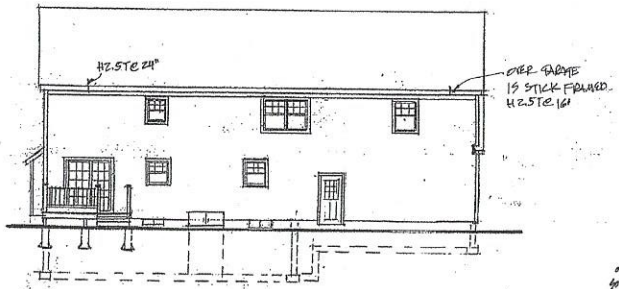
This map is for assessment purposes only.
It is not to be used for conveyance or as a lot survey.

1:24536

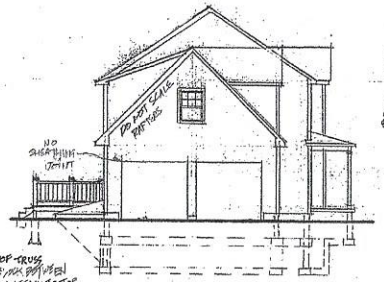
005482

Date Printed September 15, 2005

EXHIBIT VV

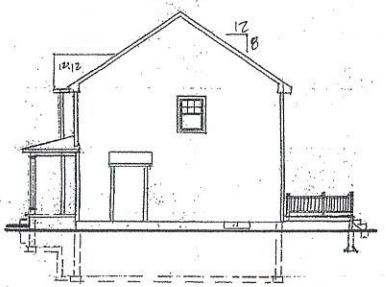


REAR 1/8"=1'-0"

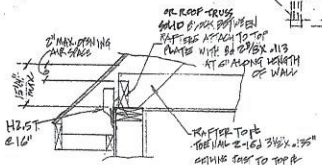


LEFT 1/8"=1'-0"

FRONT 1/8"=1'-0"

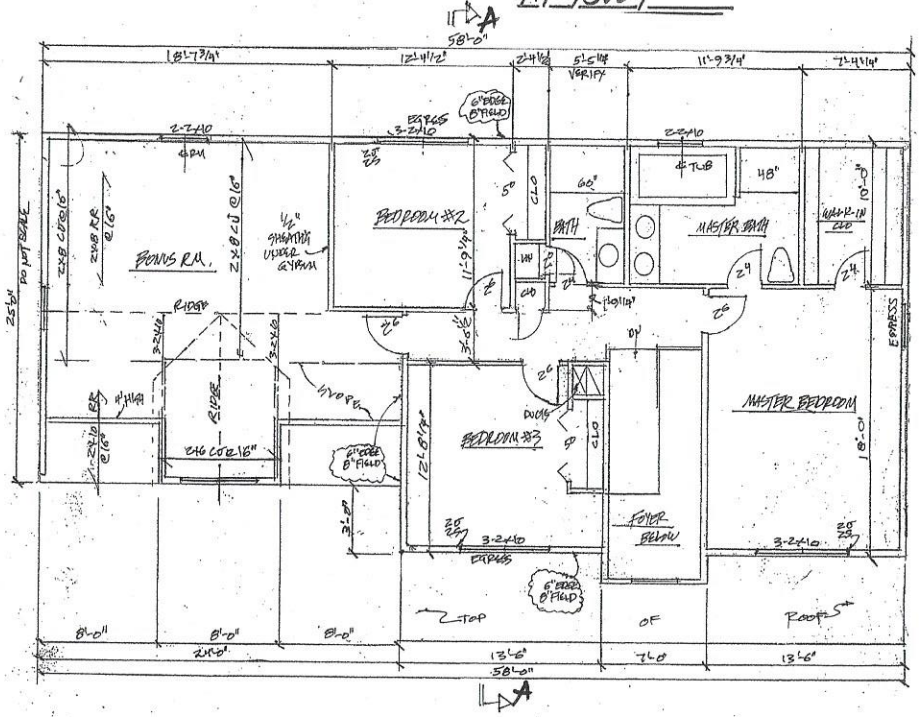


RIGHT 1/8"=1'-0"

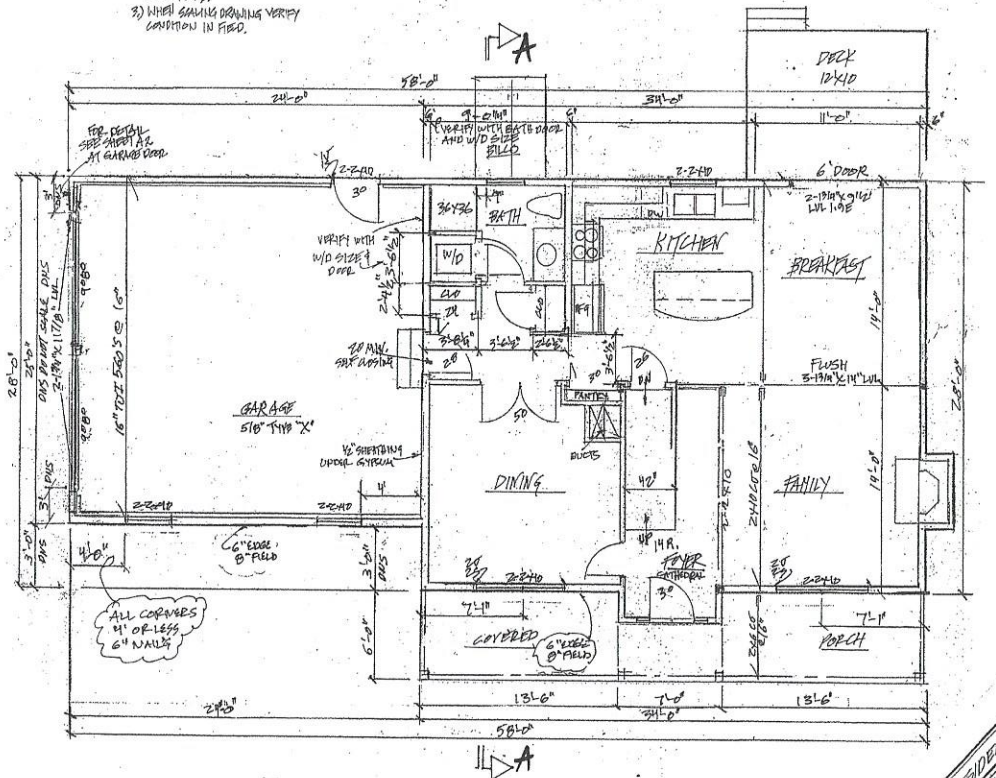


AT ROOF

NOTE:
1) ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2009 IRC, AND ST. OF CT. AMENDMENTS.
2) FIELD VERIFY ALL DIMENSIONS, MATERIALS AND UNFORSEEN CONDITIONS.
3) WHEN SCALING DRAWING VERIFY CONDITION IN FIELD.

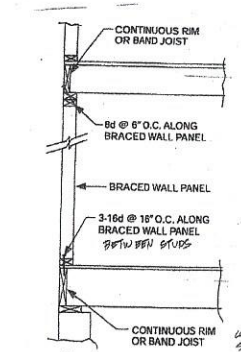


SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"

PROPOSED RESIDENCE
FOR: PAZ CONSTRUCTION
223 UPPER MATTABESETT RD
EAST LYME, CT.
5-12-2015
A1



AT EXTERIOR WALLS

2012 IRC RADON (POST CONSTRUCTION MIGRATION)

AF103.6 Passive subslab depressurization system. In basement or slab-on-grade buildings, the following components of a passive subslab depressurization system shall be installed during construction.

- In those buildings having a slab-on-grade floor system or a basement, the installation of a passive subslab depressurization system requires a number of components, which are identified and regulated by this section.

AF103.6.1 Vent pipe. A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gas-tight pipe shall be embedded vertically into the subslab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the subslab permeable material. Alternatively, the 3-inch (76 mm) pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the subslab aggregate or connected to it through a drainage system.

The pipe shall be extended up through the building floors, and terminate at least 12 inches (305 mm) above the surface of the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

- Prior to placement of the concrete floor slab, at least one radon vent pipe is to be embedded vertically into the aggregate or other approved permeable material. Each pipe must be at least 3 inches (76 mm) in diameter and constructed of a gas-tight material such as PVC or ABS. An acceptable method of permanency is necessary so that the vent pipe is not moved from its intended location within the sub-slab material. This can be accomplished by providing a tee fitting or any other approved equivalent method, or by insertion of the pipe directly into an interior perimeter drain tile loop. It is also acceptable to attach the vent pipe directly to a sealed sump provided the sump is exposed to the sub-slab aggregate or connected to the aggregate area by a drainage system.

The vent pipe must extend vertically through the building until it terminates at least 12 inches (305 mm) above the roof. In all cases, the termination point must be at least 10 feet (3048 mm) from any building opening that is located less than 2 feet (610 mm) below the exhaust point. The exhaust point also cannot be located within 10 feet (3048 mm) of any openings in nearby buildings.

CONCRETE SYMBOL

R905.2.8.3 Sidewall flashing. Base flashing against a vertical sidewall shall be continuous or step flashing and shall be a minimum of 4 inches in height and 4 inches in width and shall direct water away from the vertical sidewall onto the roof and/or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding

AF103.7 Vent pipe drainage. All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil-gas-retarder.

- The manner of installation of a radon vent pipe system must be such that positive drainage is realized to the ground beneath the floor slab or soil-gas-retarder.

AF103.8 Vent pipe accessibility. Radon vent pipes shall be accessible for future fan installation through an *attic* or other area outside the *habitable space*.

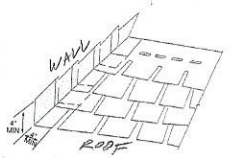
Exception: The radon vent pipe need not be accessible in an *attic* space where an *approved* roof-top electrical supply is provided for future use.

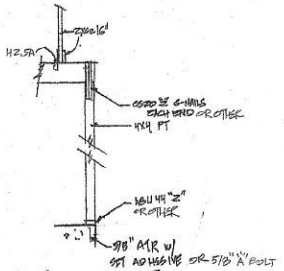
- In order to accommodate the future installation of equipment to provide for a fan-powered vent system, access to radon vent pipes must be provided through the attic or other nonhabitable space. If an approved rooftop electrical supply is provided, the access from the building's interior is not necessary.

AF103.9 Vent pipe identification. All exposed and visible interior radon vent pipes shall be identified with at least one *label* on each floor and in accessible *attics*. The *label* shall read: "Radon Reduction System."

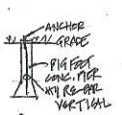
- Interior vent pipes installed as a portion of the radon venting system must be adequately identified to reduce the potential for improper use or modification of the venting system. The identification is required for every floor level and in all accessible attics where the radon vents are exposed and visible. At a minimum, the identification label must state: "Radon Reduction System."

(SEE SECTION A-A THIS SHEET)

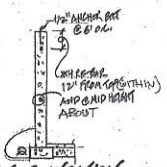




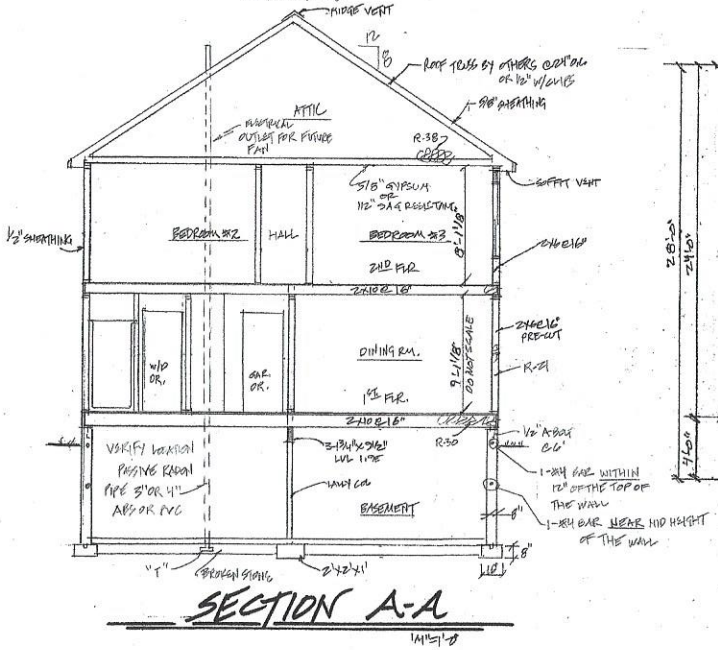
AT COVERED ENTRY



AT PIER

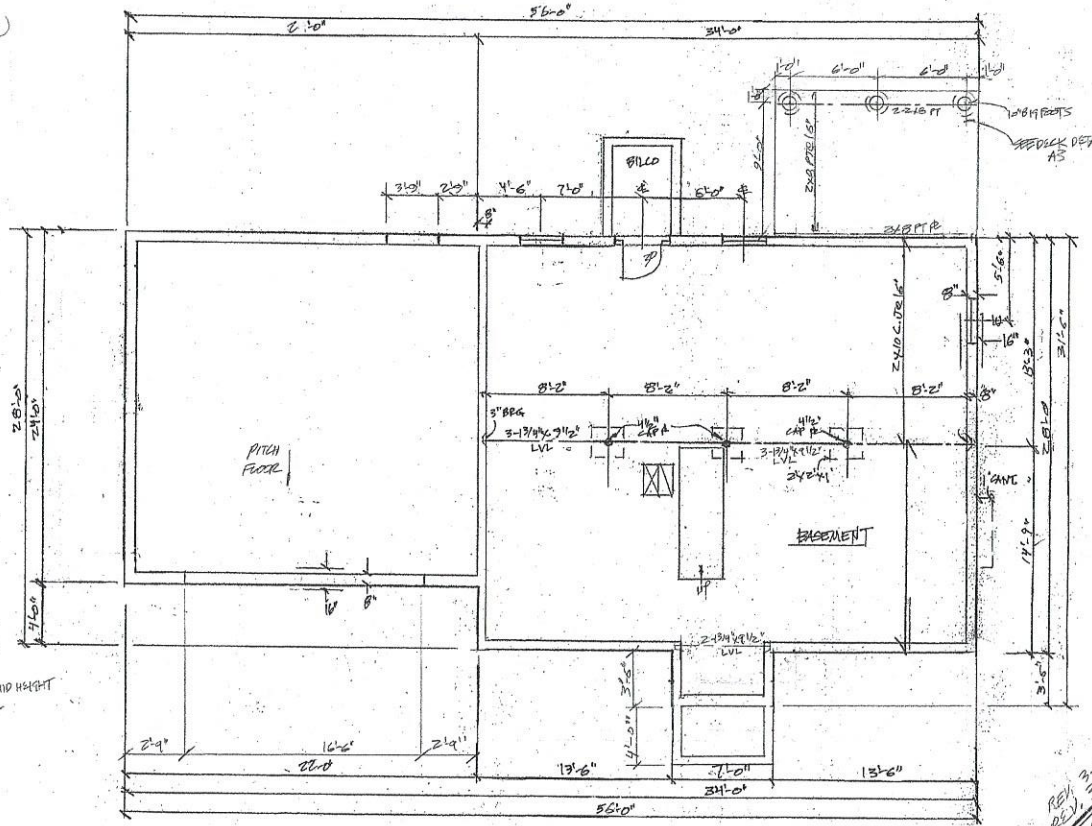


AT FOUNDATION WALL



SECTION A-A

1/4"=1'-0"



FOUNDATION PLAN 1/4"=1'-0"

REV. 3-27-2017
REV. 3-15-2017

PROPOSED RESIDENCE
FOR: PATZ CONSTRUCTION
UPPER PANTHERSPITTE
EAST LYME CT.

5-12-2015

A2

EXHIBIT WW

4 KENSINGTON DR

Location	4 KENSINGTON DR	**Mblu**	35.0/ 30-2/ / /
Acct#	009259	**Owner**	HRICKO KEVIN J & JUSTINE
Assessment	$422,030	**Appraisal**	$602,900
PID	101310	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$443,300	$159,600	$602,900
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$310,310	$111,720	$422,030

Owner of Record

Owner	HRICKO KEVIN J & JUSTINE
Co-Owner	
Address	4 KENSINGTON DR EAST LYME, CT 06333

Sale Price	$0
Certificate	
Book & Page	0671/0218
Sale Date	06/01/2004
Instrument	01

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
HRICKO KEVIN J &	$159,900		0671/0172	UNKQ	06/01/2004
GREENSTEIN ERIC & HARRY PICAZIO III	$155,000		0654/0182	UNKQ	01/02/2004
NIANTIC REAL ESTATE LIMITED	$150,000		0633/0333	03	08/15/2003
TORRANCE FAMILY LIMITED	$0		0516/0237	04	01/24/2001

Building Information

Building 1 : Section 1

Year Built:	2004
Living Area:	4,364
Replacement Cost:	$473,234

4 UPPER KENSINGTON DR

Location	4 UPPER KENSINGTON DR	**Mblu**	40.0/ 10/ / /
Acct#	009362	**Owner**	STAHL BRANDON C &
Assessment	$365,820	**Appraisal**	$522,600
PID	101568	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$367,600	$155,000	$522,600
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$257,320	$108,500	$365,820

Owner of Record

Owner	STAHL BRANDON C &
Co-Owner	STAHL CHRISTINE A
Address	4 UPPER KENSINGTON DR EAST LYME, CT 06333

Sale Price	$538,000
Certificate	
Book & Page	0918/0612
Sale Date	07/30/2013
Instrument	UNKQ

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ROSA LOUIS A & CAROL E	$510,000		0831/0803	07	07/17/2009
NEW ENGLAND NATIONAL LLC	$0		0831/0801	03	07/17/2009
TORRANCE ANNE K	$0		0811/0334	03	10/24/2008
NEW ENGLAND NATIONAL LLC	$0		0808/0355	04	08/18/2008

Building Information

Building 1 : Section 1

Year Built:	2006
Living Area:	3,876
Replacement Cost:	$386,031

10 UPPER KENSINGTON DR

Location	10 UPPER KENSINGTON DR	**Mblu**	40.0/ 29/ / /
Acct#	009485	**Owner**	HOOPER JEFFEREY M &
Assessment	$312,970	**Appraisal**	$447,100
PID	101892	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$296,300	$150,800	$447,100
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$207,410	$105,560	$312,970

Owner of Record

Owner	HOOPER JEFFEREY M &
Co-Owner	HOOPER TRACY A
Address	10 UPPER KENSINGTON DR EAST LYME, CT 06333

Sale Price	$452,086
Certificate	
Book & Page	0966/0486
Sale Date	07/20/2016
Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
PAZZ & CONSTRUCTION LLC	$75,000		0956/0101	24	11/25/2015
NIANTIC REAL ESTATE LLC	$0		0849/0300	03	05/27/2010
NEW ENGLAND NATIONAL LLC	$0		0802/0754	03	05/30/2008
NIANTIC REAL ESTATE LIMITED	$0		0694/0107	04	01/07/2005

Building Information

Building 1 : Section 1

Year Built:	2016
Living Area:	2,458
Replacement Cost:	$294,941

14 UPPER KENSINGTON DR

Location	14 UPPER KENSINGTON DR	**Mblu**	40.0/ 27/ / /
Acct#	009483	**Owner**	TURDO MICHAEL A & WENDY W
Assessment	$326,270	**Appraisal**	$466,100
PID	101890	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$312,900	$153,200	$466,100
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$219,030	$107,240	$326,270

Owner of Record

Owner TURDO MICHAEL A & WENDY W
Co-Owner
Address 14 UPPER KENSINGTON DR
EAST LYME, CT 06333

Sale Price $499,900
Certificate
Book & Page 0868/0047
Sale Date 03/22/2011
Instrument 00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
QUAIL RUN LLC	$0		0864/0233	03	01/10/2011
NIANTIC REAL ESTATE LLC	$0		0849/0300	03	05/27/2010
NEW ENGLAND NATIONAL LLC	$0		0802/0754	03	05/30/2008
NIANTIC REAL ESTATE LIMITED	$0		0694/0107	04	01/07/2005

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 2,990

18 UPPER KENSINGTON DR

Location	18 UPPER KENSINGTON DR	**Mblu**	40.0/ 25/ / /
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
Co-Owner	
Address	18 UPPER KENSINGTON DR EAST LYME, CT 06333

Sale Price	$502,440
Certificate	
Book & Page	0878/0308
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		0878/0306	03	10/25/2011
NIANTIC REAL ESTATE LLC	$0		0849/0300	03	05/27/2010
NEW ENGLAND NATIONAL LLC	$0		0802/0754	03	05/20/2008
NIANTIC REAL ESTATE LIMITED	$0		0694/0107	04	01/07/2005

Building Information

Building 1 : Section 1

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

26 UPPER KENSINGTON DR

Location	26 UPPER KENSINGTON DR	**Mblu**	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
Co-Owner	
Address	26 UPPER KENSINGTON DR EAST LYME, CT 06333

Sale Price	$132,000
Certificate	
Book & Page	0906/0396
Sale Date	01/25/2013
Instrument	UNKQ

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MOORE JEFFREY J	$0		0883/0784	25	01/30/2012
NEW ENGLAND NATIONAL LLC	$0		0883/0782	03	01/30/2012
NIANTIC REAL ESTATE LIMITED	$0		0694/0107	04	01/07/2005

Building Information

Building 1 : Section 1

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

18 UPPER KENSINGTON DR

Location	18 UPPER KENSINGTON DR	**Mblu**	40.0/ 25/ / /
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
Co-Owner
Address 18 UPPER KENSINGTON DR
EAST LYME, CT 06333

Sale Price $502,440
Certificate
Book & Page 0878/0308
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		0878/0306	03	10/25/2011
NIANTIC REAL ESTATE LLC	$0		0849/0300	03	05/27/2010
NEW ENGLAND NATIONAL LLC	$0		0802/0754	03	05/20/2008
NIANTIC REAL ESTATE LIMITED	$0		0694/0107	04	01/07/2005

Building Information

Building 1 : Section 1

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

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
Co-Owner	
Address	17 UPPER KENSINGTON DR EAST LYME, CT 06333

Sale Price	$606,000
Certificate	
Book & Page	0998/0078
Sale Date	06/19/2018
Instrument	UNKQ

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LAUBACH KAWEL B & LESLIE	$616,500		0916/0717	UNKQ	06/25/2013
STAUB DWIGHT D & JUDITH	$180,000		0759/0136	UNKQ	11/20/2006
NIANTIC REAL ESTATE LIMITED	$0		0694/0107	04	01/07/2005

Building Information

Building 1 : Section 1

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

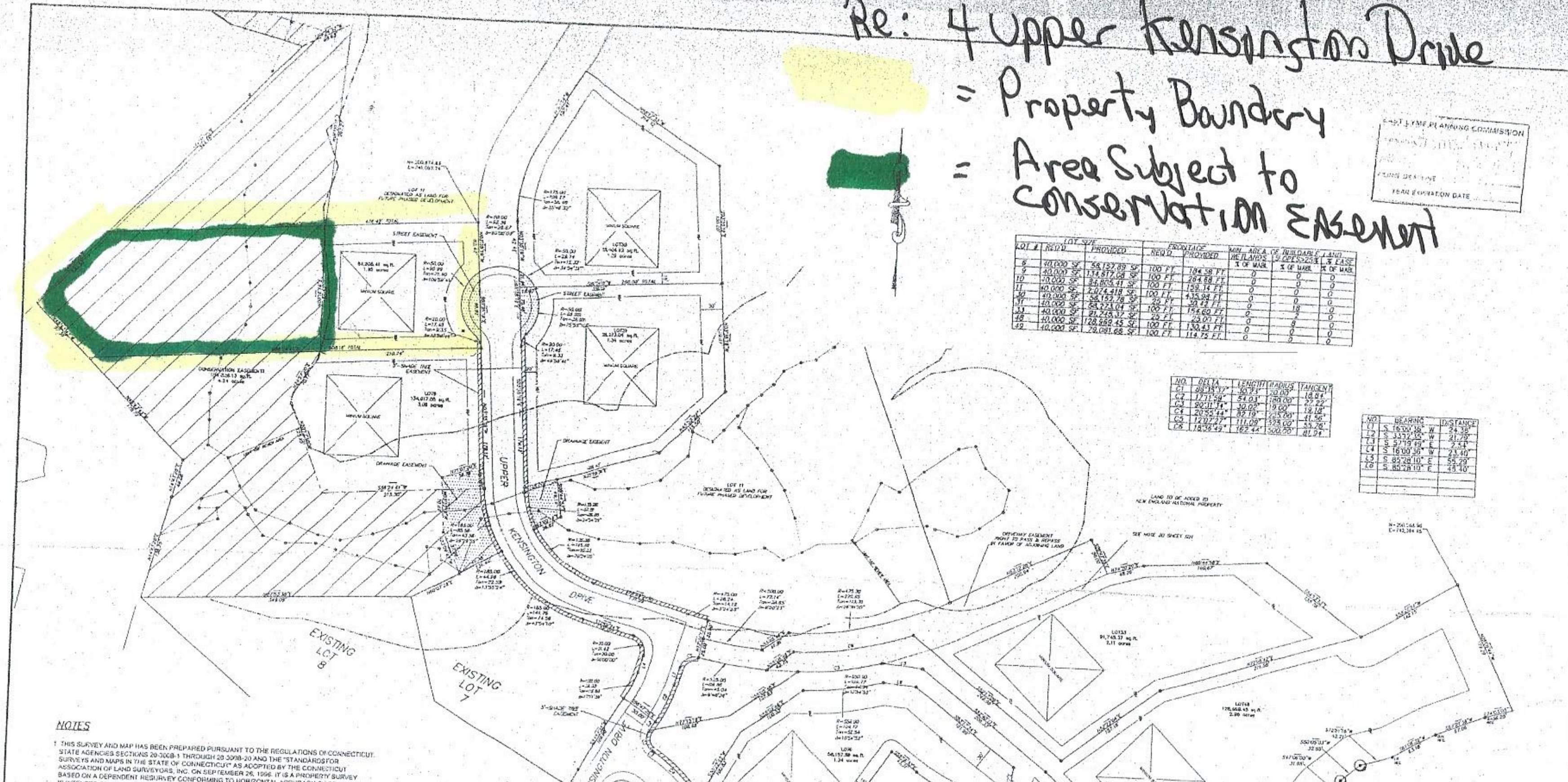
EXHIBIT XX

Re: 4 Upper Kensington Drive

= Property Boundary

= Area Subject to Conservation Easement

Drc6 #168



LOT #	LOT SIZE REQ'D	LOT SIZE PROVIDED	FRONTAGE REQ'D	FRONTAGE PROVIDED	MIN. AREA OF BUILDABLE LAND: WETLANDS % OF MABL	SLOPES>25% % OF MABL	% EASE % OF MABL
8	40,000 SF.	58,137.89 SF.	100 FT.	184.58 FT.	0	0	0
9	40,000 SF.	134,617.08 SF.	100 FT.	264.68 FT.	0	0	0
10	40,000 SF.	84,805.41 SF.	100 FT.	159.14 FT.	0	0	0
11	40,000 SF.	2,074,418 SF.	100 FT.	435.98 FT.	0	0	0
30	40,000 SF.	56,152.78 SF.	25 FT.	30.42 FT.	0	18	0
31	40,000 SF.	58,273.04 SF.	100 FT.	154.60 FT.	0	2	0
33	40,000 SF.	91,745.37 SF.	25 FT.	25.00 FT.	0	8	0
48	40,000 SF.	128,969.45 SF.	100 FT.	130.43 FT.	0	0	0
49	40,000 SF.	79,081.68 SF.	100 FT.	114.75 FT.	0	0	0

NO.	DELTA	LENGTH	RADIUS	TANGENT
C1	86°35'37"	30.23'	20.00'	18.84'
C2	17°11'59"	54.03'	180.00'	22.22'
C3	90°31'14"	30.02'	19.00'	19.18'
C4	20°55'44"	82.19'	225.00'	41.56'
C5	12°07'27"	111.09'	525.00'	55.76'
C6	18°36'49"	162.44'	500.00'	81.91'

NO.	BEARING	DISTANCE
L1	S 16°00'36" W	24.38'
L2	S 33°32'35" W	21.79'
L3	S 57°19'49" E	2.54'
L4	S 16°00'36" W	23.40'
L5	S 85°28'10" E	55.29'
L6	S 85°28'10" E	45.40'

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY.
2. MAP REFERENCES:
   A. PLAN OF PROPERTY TO BE CONVEYED BY J. C. PENNY COMPANY, INC IN THE TOWN OF EAST LYME, CONN. SCALE 1" = 100' DATED JUNE 23, 1989 BY CHANDLER, PALMER & KING NORWICH, CONN.
   B. PROPERTY SURVEY LAND OF SONIA ZAMMATARO JOANNA McCAFFREY AND STEPHEN SAWITZKI TO BE CONVEYED TO NIANTIC REALTY LLC EAST LYME CONNECTICUT DATED 9-13-02 SCALE 1" = 150' BY ANCHOR ENGINEERING SERVICES, INC. GLASTONBURY CT.
   C. PROPERTY SURVEY PREPARED FOR LEWIS B. BULL UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT, SCALE 1" = 40' DATED JAN. 89 BY JOHN KOPKO JR. & ASSOCIATES INC.
   D. BOUNDARY SURVEY 191 UPPER PATTAGANSETT ROAD EAST LYME, CT. PROPERTY OF LEWIS S. & JEAN E. BULL SCALE 1" = 100' DATED DEC. 10, 1996 BY DAVID COONROD L.L.S.
   E. NOTTINGHAM HILLS SUBDIVISION NIANTIC REAL ESTATE, LLC. BOUNDARY PLAN, SCALE 1" = 100' DATED MAY 4, 2001 REV THRU 11-30-01 BY ANCHOR ENGINEERING SERVICES, INC.
   F. SUBDIVISION PLAN 2 LOT SUBDIVISION PREPARED FOR TORRANCE FAMILY LIMITED PARTNERSHIP KENSINGTON DRIVE EAST LYME, CONNECTICUT DATED 4-30-03, REVISED THRU 5-23-03, SCALE 1" = 50' BY ANCHOR ENGINEERING SERVICES, INC.
   G. LOT LINE REVISION LOT 7 NOTTINGHAM HILLS SUBDIVISION PREPARED FOR NIANTIC REAL ESTATE, LLC KENSINGTON DRIVE EAST LYME, CONNECTICUT DATED 3-28-03, REVISED THRU 5-1-03, SCALE 1" = 40' BY ANCHOR ENGINEERING SERVICES, INC.
   H. LAND TO BE CONVEYED TO NIANTIC REAL ESTATE LLC FROM ROBERT A. BLATT UPPER PATTAGANSETT ROAD EAST LYME CONNECTICUT SCALE 1" = 100' DATED 10-23-03 BY J. ROBERT PFANNER & ASSOCIATES P.C.
3. NORTH IS CONNECTICUT GRID SYSTEM NAD 27
4. ELEVATIONS ARE FROM AERIAL SURVEY BASED ON NGVD 29

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

J. ROBERT PFANNER PE, LS No. 9442

NO.	DATE	DESCRIPTION	BY
5	7-10-04	REVISIONS AS PER APPROVAL CONDITIONS	JRP
4	6-12-04	HALF LINE BETWEEN LOTS 30,11, & 33-48, REV.	JRP
3	6-08-04	DRAINAGE REVISED	JRP
2	5-28-04	MISC. REV.	JRP
1	5-17-04	EASEMENT ADDED	JRP

LOT LAYOUT
NOTTINGHAM HILLS SUBDIVISION
PHASE II A
NIANTIC REAL ESTATE, LLC
East Lyme, Connecticut
SHEET SD2 APRIL 10, 2004

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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

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