

**Geraghty &
Bonnano, LLC**
Attorneys at Law

PAUL M. GERAGHTY*
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JOHANNA McCORMICK
MARK A. DUBOIS†
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*Also Admitted in New York
† Board Certified, Trial Advocate

†† Also Admitted in Massachusetts and North Dakota

October 26, 2020

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

Re: Nottingham Hills Subdivision
Lot Line Revisions/Re-Subdivision
Lots 19 & 21

Dear Chairman Scott:

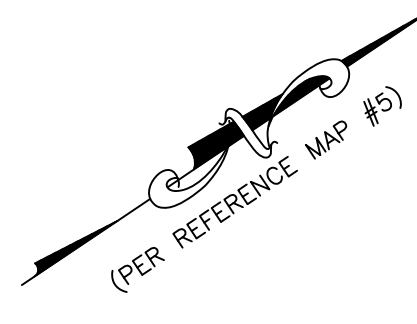
Please accept this correspondence as notice my client intends to invoke its lawful right to cross examine any participant in the Town of East Lyme planning Commission public hearing scheduled for October 27, 2020 pursuant to Pizzola v Planning Commission of the Town of Plainville, 202 Conn. 207 (1974).

Please add this correspondence to the record of the above referenced application.

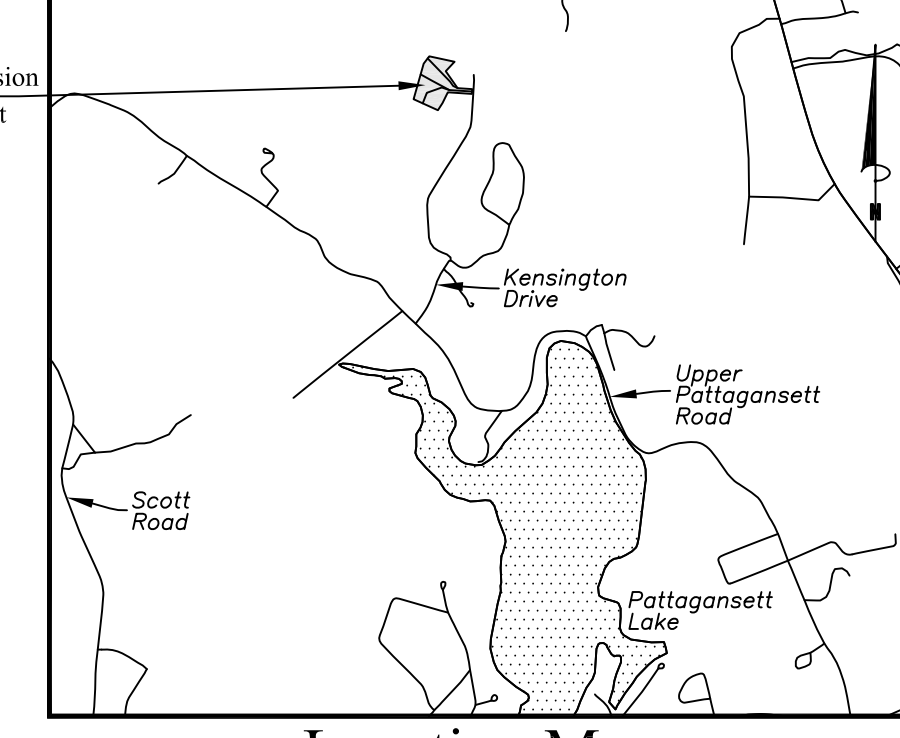
Sincerely,


Paul Geraghty, Esq.

cc: Gary Goeschel, via email
Kristen T. Clarke, P.E., via email

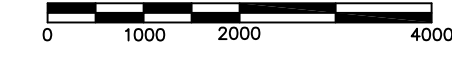


(PER REFERENCE MAP #5)



Location Map

Scale: 1"=2000'



Copies of this survey map not bearing the Land Surveyor's Seal and his/her signature shall not be considered as valid copies, certificates or instruments of land survey. The survey was prepared, and on behalf of the client, by the surveyor named herein. The surveyor's seal and signature are not transferrable to additional parties, or subsequent parties, or subsequent surveys.

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

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

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

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

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

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

16 UPPER KENSINGTON DRIVE
N/F
HANNA, BOULOS H. & NAGWAN
PARCEL ID 40.0-26
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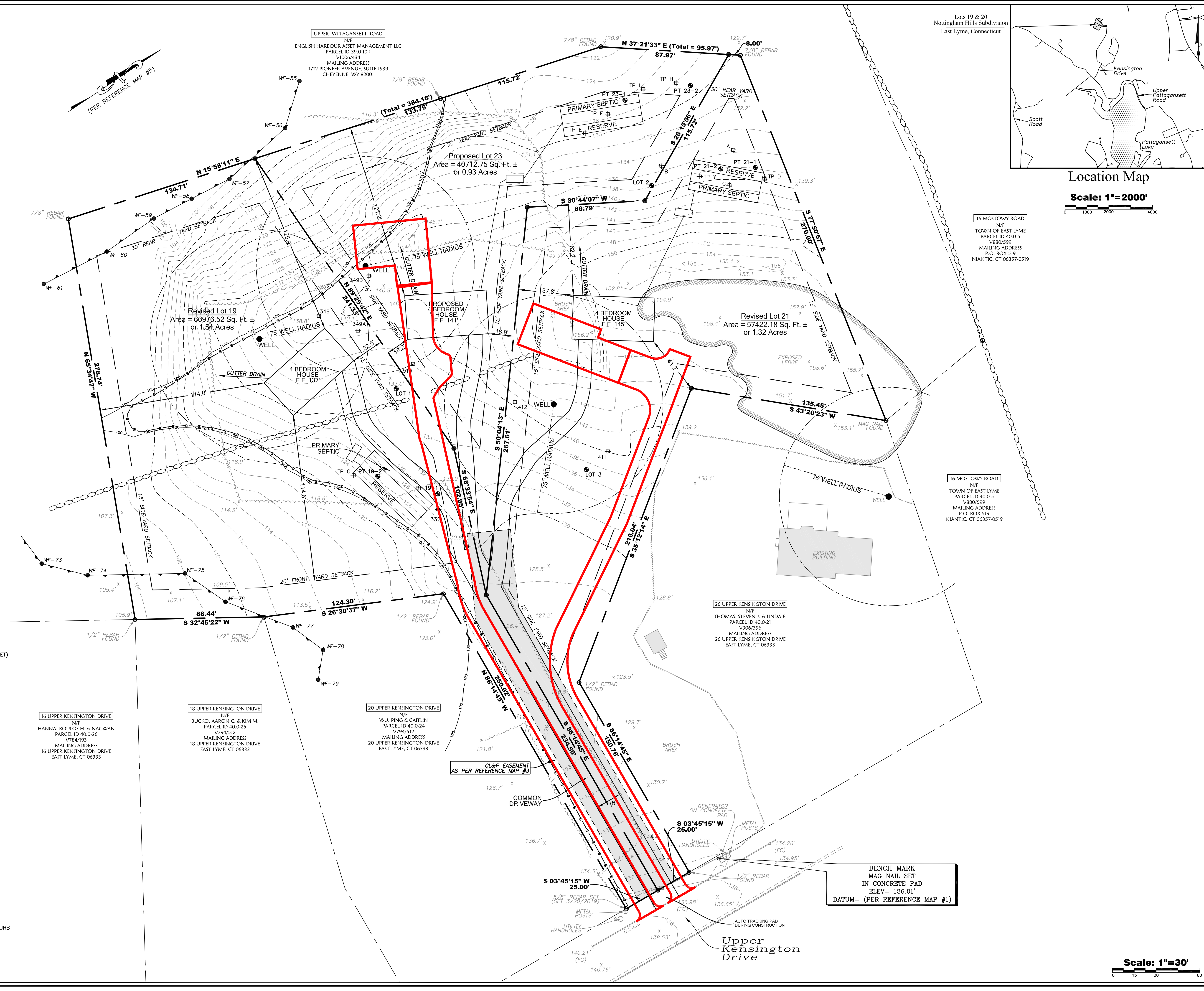
**Nottingham Hills Subdivision
Lot Line Revisions of Existing Lots 19 & 21
&
Conservation Design Development
1 Lot Re-Subdivision of Portions
of Lots 19 & 21**

Table with 2 columns: Revisions, Date. The table is currently empty.

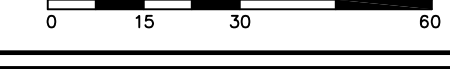
Date: January 29, 2020
Drawing: 20-018g
Drawn: P.H.
Sheet
1 OF 1

Legend

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

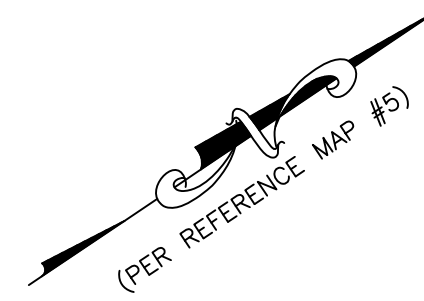


Scale: 1"=30'



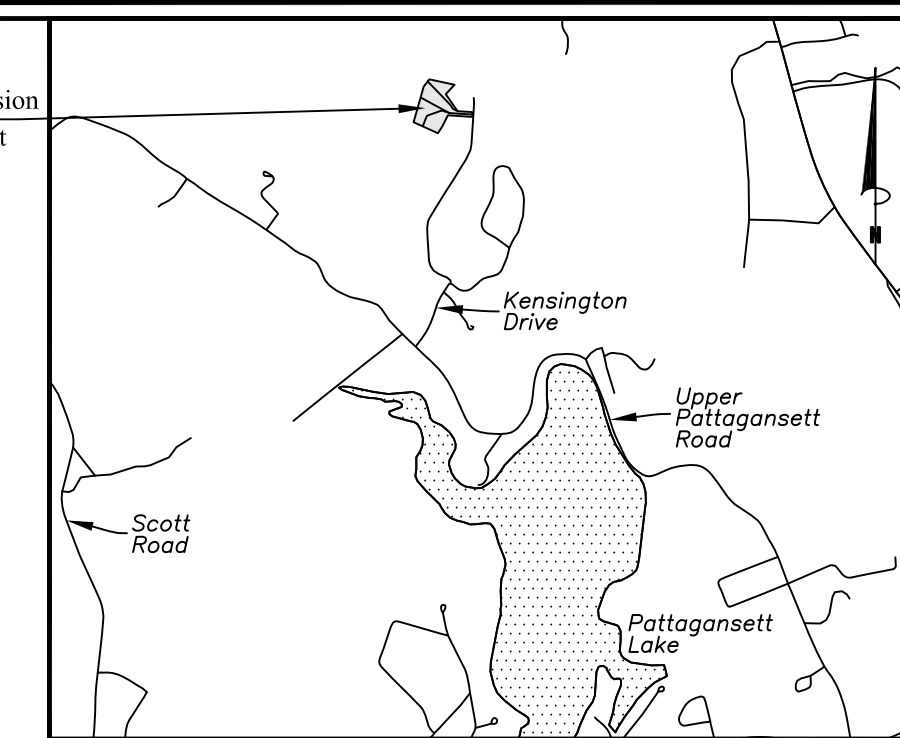
BENCH MARK
MAG NAIL SET
IN CONCRETE PAD
ELEV= 136.01'
DATUM= (PER REFERENCE MAP #1)

Upper Kensington Drive

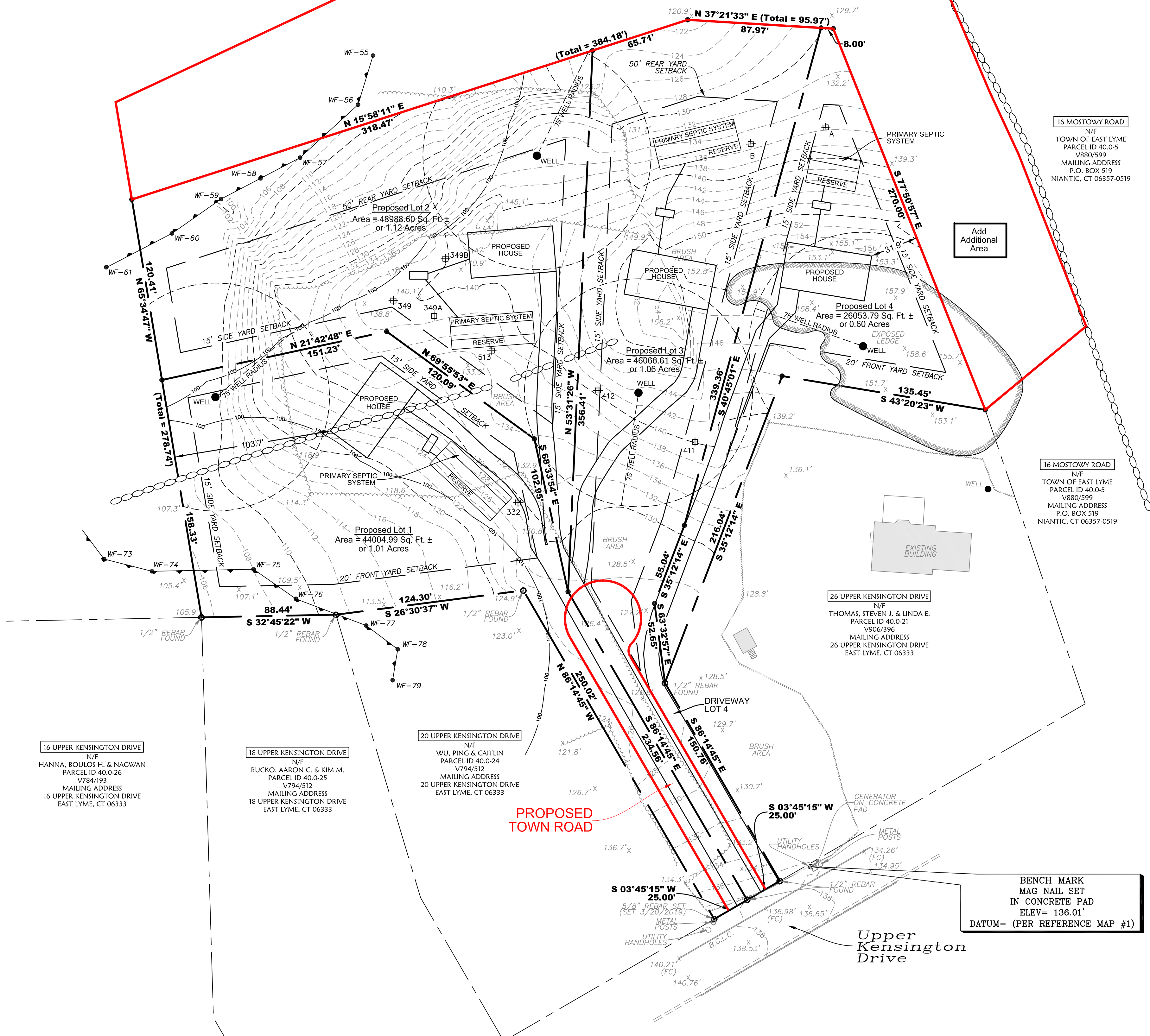


UPPER PATTAGANSETT ROAD
N/F
ENGLISH HARBOUR ASSET MANAGEMENT LLC
PARCEL ID 39.0-10-1
V1006/434
MAILING ADDRESS
1712 PIONEER AVENUE, SUITE 1939
CHEYENNE, WY 82001

Lots 19 & 20
Nottingham Hills Subdivision
East Lyme, Connecticut



Location Map
Scale: 1"=2000'



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

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

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

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BUCKO, AARON C. & KIM M.
PARCEL ID 40.0-25
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BENCH MARK
MAG NAIL SET
IN CONCRETE PAD
ELEV= 136.01'
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Notes

- 1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
A. TYPE OF SURVEY: LOT LINE REVISION MAP
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #5.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983
E. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.
- 2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- 3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- 4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.

Copies of this survey map not bearing the Land Surveyor's Seal and that this map is substantially correct as noted hereon.
To the best of my knowledge and belief this map is substantially correct as noted hereon.
[Signature]
Surveyor
REG. NO. 18417

Legend

- | SYMBOL | DESCRIPTION |
|-------------------------|------------------------------|
| ○ | PROPERTY CORNER |
| ○ with vertical line | IP / REBAR |
| ⊕ | DEEP TEST PIT |
| ⊕ with horizontal line | BENCH MARK |
| ○ with '20' | WETLANDS FLAG |
| ● | WELL |
| ▨ | GRAVEL AREA |
| ▧ | EXISTING BUILDING |
| ▨ with horizontal lines | EXPOSED LEDGE |
| ▧ with vertical lines | STONEWALL |
| --- | PROPERTY LINE |
| - - - | PROPERTY LINE OTHER |
| - - - - | SETBACK LINE |
| —▲— | WETLANDS LINE |
| ---○--- | 100' WETLANDS REVIEW LINE |
| --- | INDEX CONTOUR |
| - - - - | INTERMEDIATE CONTOUR |
| ~ | TREELINE |
| X.X' | SPOT ELEVATION |
| N/F | NOW OR FORMERLY |
| ELEV / EL | ELEVATION |
| (FC) | FACE OF CURB |
| B.C.L.C. | BITUMINOUS CONCRETE LIP CURB |

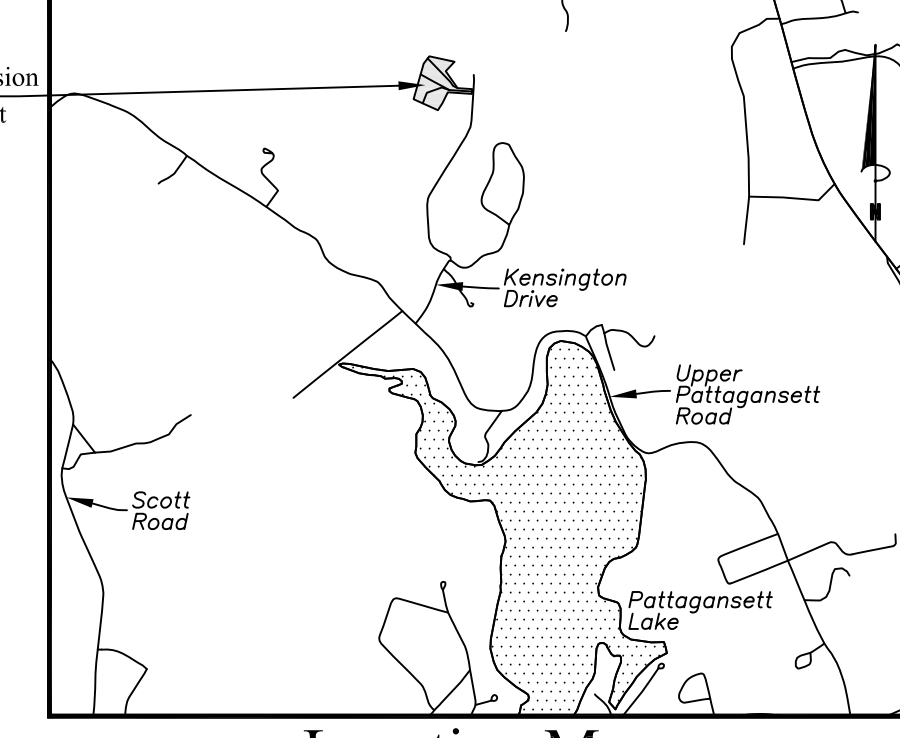
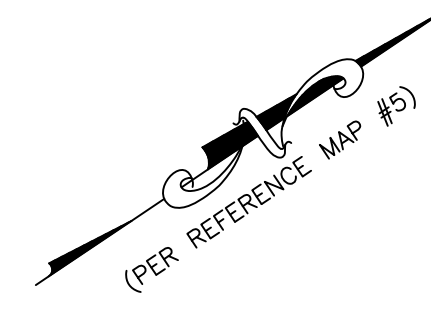
GESICK & ASSOCIATES, P.C.
SURVEYORS & MAPPERS & PLANNERS
19 CEDAR ISLAND AVE.
CLINTON, CONNECTICUT 06413
OFFICE: 860-669-7799 FAX: 860-669-5833
www.gesicksurveyors.com

Conventional Plan
Nottingham Hills Subdivision
4 Lot Resubdivision of Lots 19 & 21

Revisions

Date: January 29, 2020
Drawing: 20-018e
Drawn: P.H.
Sheet

Scale: 1"=40'



Location Map

Scale: 1"=2000'



16 MOSTOWAY ROAD
N/F
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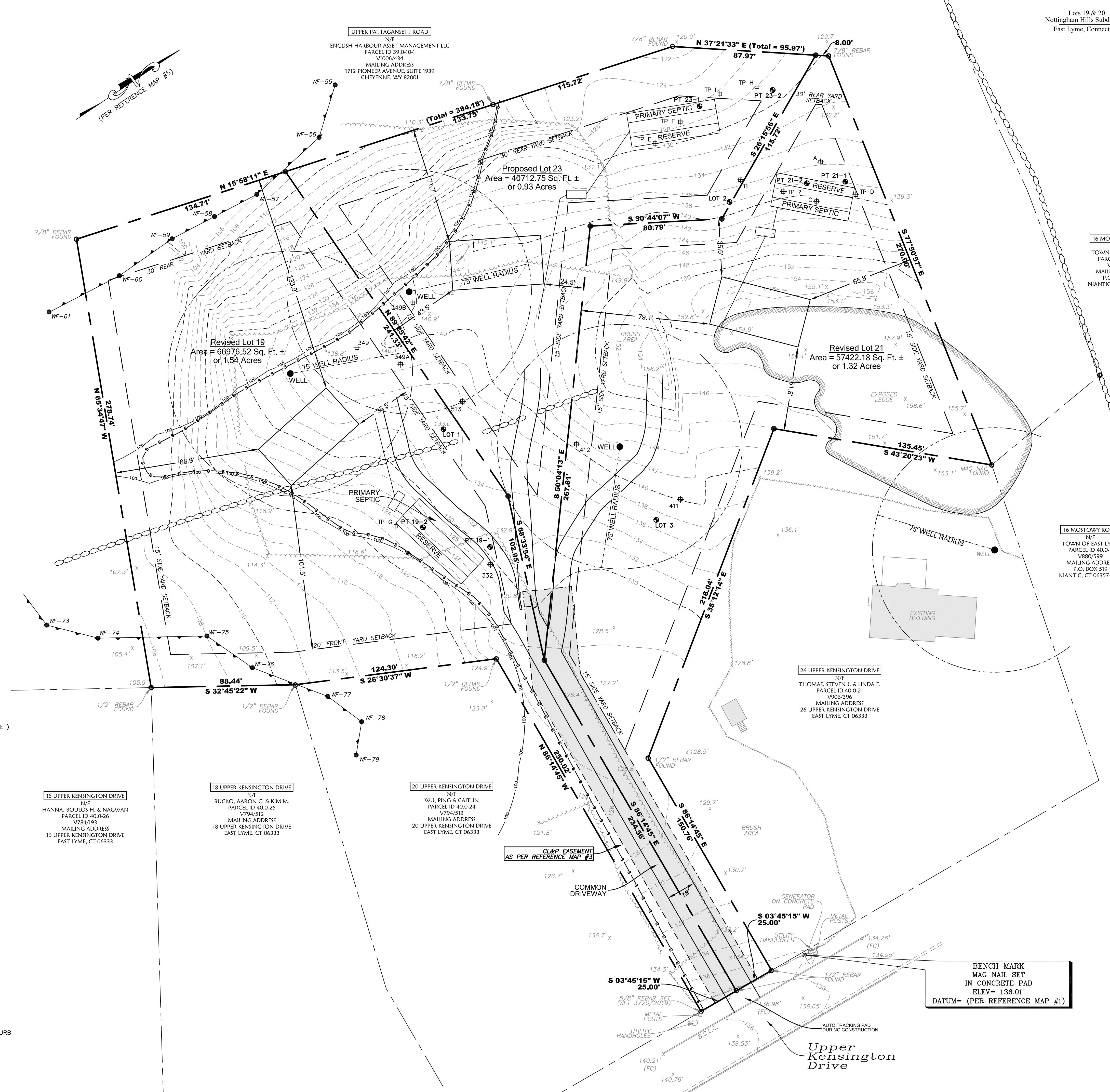
18 UPPER KENSINGTON DRIVE
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| ▭ | EXISTING BUILDING |
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| --- | SETBACK LINE |
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| --- | INDEX CONTOUR |
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| --- | TREELINE |
| x,x' | SPOT ELEVATION |
| N/F | NOW OR FORMERLY |
| ELEV / EL | ELEVATION |
| (FC) | FACE OF CURB |
| B.C.L.C. | BITUMINOUS CONCRETE LIP CURB |
| F.F. | FINISHED FLOOR |
| (TYP) | TYPICAL |



BENCH MARK
MAG NAIL SET
IN CONCRETE PAD
ELEV= 136.01'
DATUM= (PER REFERENCE MAP #1)

Scale: 1"=30'

(Site Plan With Alternative House Locations)

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**Nottingham Hills Subdivision
Lot Line Revisions of Existing Lots 19 & 21
&
Conservation Design Development
1 Lot Re-Subdivision of Portions
of Lots 19 & 21**

Revisions
6/25/2020 - Misc Changes
7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments

Date: January 29, 2020
Drawing: 20-018g
Drawn: P.H.
Sheet

Copies of this survey map not bearing the Land Surveyor's Seal shall not be considered to be valid copies, certificates or true and correct illustrations of the survey. For whom this survey is prepared, and on behalf of whom the survey is conducted, the Land Surveyor warrants that the survey is true and correct, and that the survey is not subject to additional parties, or subsequent parties, or subsequent parties, or subsequent parties, or subsequent parties.

To the best of my knowledge and belief this map is a substantially correct and true illustration of the survey.

[Signature]
Land Surveyor, Jr., L.S.
Rowan, 19417

**Geraghty &
Bonnano, LLC**
Attorneys at Law

PAUL M. GERAGHTY*
MICHAEL S. BONNANO
JOHANNA McCORMICK
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October 25, 2020

Via email to all recipients

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

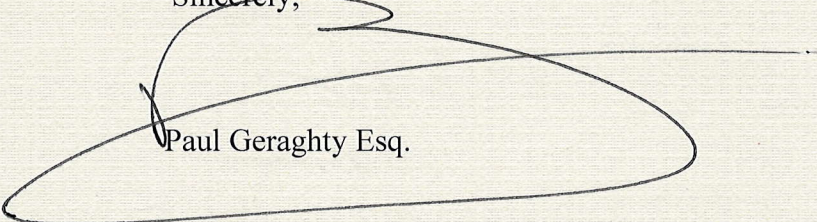
Re: Nottingham Hills Subdivision
Lot Line Revisions/Re-Subdivision
Lots 19 & 21

Dear Chairman Scott

Please accept this letter as confirmation of my client's consent to the extension of the public hearing until the November 10, 2020 meeting.

Thank you for your consideration.

Sincerely,


Paul Geraghty Esq.

Cc Gary Goeschel
Kristen Clarke, PE