

EAST LYME INLAND WETLAND AGENCY

APPLICATION REVIEW SHEET

Please return comments to Gary Goeschel, Wetlands Enforcement Officer

TITLE OF PLAN:	Pattagansett Preserve at Nottingham Hills (aka Nottingham Hills Subdivision Phase 5) prepared for Kristen T. Clarke, P.E., English Harbor Asset Management LLC, property owner Cold Spring Lot Management LLC dated August 3, 2021
DATE RECEIVED:	8/9/2021
DATE DISTRIBUTED:	8/11/2021
REVIEW DEADLINE:	8/23/2021

	Application	Plans
Alex Klose, Town Engineer	✓	✓
Ben North, Utility Engineer	✓	✓
Bill Mulholland, Zoning Official	✓	✓
John Way, Fire Marshal	✓	✓
Wendy Brown, LLHD	✓	✓

COMMENTS:

Please see attached plan review

REVIEWED BY: Wendy Brown-Arnold DATE: 8/18/2021

Date: 18 August 2021

To: Kristen T. Clarke, PE

Subject Property: Lots 25, 26, 27, 28, Upper Kensington Dr., Nottingham Hills Subdivision, East Lyme

Plan Designed by: Kristen T. Clarke, PE Plan Date: **January 24, 2020** Last Revision Date: **8-2-2021** Date Paid:
The plan and associated information submitted to our office on **8-5-2021** for a proposed **4** lot
subdivision/commission review. Lots range from **1.3 to 5.13** acres and are to be served by **private well water** and
private septic systems, in the Town of East Lyme .

The Ledge Light Health District (LLHD) does not issue approvals for Subdivision or Commission reviews, but our recommendation for suitability of the previously stated plan/lots to accommodate the LLHD Subdivision Submission Requirements and Connecticut Public Health Code Section 19-13-B103e are as follows:

Lots 25, 26, 27, 28 are recommended suitable in their current condition

Notes

1. General Notes:

- a. Percolation rates are determined according Technical Standards for Subsurface Sewage Disposal p.33: "The minimum uniform percolation rate following saturation shall be used to calculate the size of the leaching system." The percolation rate is not an average of the total time elapsed over the overall change in water level measured.
- b. Lots that are disturbed prior to individual lot plan approval may require additional testing.

2. Lot 25 – previously recommended suitable, current proposal adds 0.3 acres to the lot

3. Lot 26 – MLSS shown on plan = 38.4ft. It is unclear how this was calculated. Based on data presented on the plan: Restrictive Layer in leaching area = 29-46" (use 36.1-42 category, slope =4%); HF = 28; FF= 1.75 (4 bedrooms); PF = 1.25 (Perc Test 26-3 showed a rate of 10.1-20min/in); MLSS = 28 x 1.75 x 1.25 = 61.25'. There appears to be adequate space to accommodate 62 ft of leaching in the area of the suitable test holes. ELA required is 787.5sq.ft – 62ft of GST6218 provides 868sq. ft ELA. Therefore, the lot is recommended suitable. Individual site plan will be required to show the correct ELA, MLSS, etc.

4. Lot 27 – MLSS shown on plan = 24'. It is unclear how this was calculated. Based on data presented on the plan: Restrictive Layer in leaching area (RL depth minus fill) = 59" (use 48.1-60.0 category, slope =20%); HF = 10; FF= 1.75 (4 bedrooms); PF = 1.0 (Perc Test data not provided, 10.0min/in shown on plan) MLSS = 10 x 1.75 x 1.0 = 17.5'.

5. Lot 28 – MLSS not applicable, RL = ledge at 66-67". Perc 28.2 calculates to 10.1-20min/in, ELA required is 787.5sq.ft. 60ft of GST6218 shown provides 840sq.ft ELA and therefore, the lot is recommended suitable. Recommend running the perc for longer than 40 minutes prior to individual lot design.

*Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.



Promoting
healthy
communities

Please call me at 860-448-4882 ext 1355 with any questions regarding this matter.
Sincerely,

A handwritten signature in blue ink, appearing to read 'Wendy K. Brown-Arnold', is written over a light blue circular stamp.

Wendy K. Brown-Arnold, RS, REHS
Supervisor, Land Use Activities

cc: Town of East Lyme

EAST LYME INLAND WETLAND AGENCY

APPLICATION REVIEW SHEET

Please return comments to Gary Goeschel, Wetlands Enforcement Officer

TITLE OF PLAN:	Pattagansett Preserve at Nottingham Hills (aka Nottingham Hills Subdivision Phase 5) prepared for Kristen T. Clarke, P.E., English Harbor Asset Management LLC, property owner Cold Spring Lot Management LLC dated August 3, 2021
DATE RECEIVED:	8/9/2021
DATE DISTRIBUTED:	8/11/2021
REVIEW DEADLINE:	8/23/2021

	Application	Plans
Alex Klose, Town Engineer	✓	✓
Ben North, Utility Engineer	✓	✓
Bill Mulholland, Zoning Official	✓	✓
John Way, Fire Marshal	✓	✓
Wendy Brown, LLHD	✓	✓

COMMENTS:

An application for subdivision review for 121 Upper Pattagansett Rd has not been received by LLHD. A subdivision review will be conducted when the application, fee, and plans have been received by LLHD.

REVIEWED BY: Wendy Brown-Arnold DATE: 9-30-2021

Gary Goeschel

From: Wendy Brown-Arnold <warnold@llhd.org>
Sent: Wednesday, September 29, 2021 12:43 PM
To: Jennifer Lindo; Steve Mansfield; Gary Goeschel; dholmes@llhd.org
Subject: RE: Staff Review - 121 Upper Pattagansett Rd - Planning Subdivision Application
Attachments: LLHD Staff Review Sheet.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jenn,

I am very sorry about the confusion on this project. Attached is my comment on the wetland review sheet – I should have provided this back to you much sooner, I apologize. Our policy is to provide a full review and comments in a reasonable time period after receiving a application for review, review fee, and full set of (paper) plans from the applicant.

Going forward, I will do my best to be attentive to your requests for comment. I appreciate you copying Danielle and me on “English Harbor Assets” projects as she is often more familiar than I with subdivision names, property addresses, and historical projects in East Lyme.

Please don't hesitate to call or email me if you are waiting on a response or have any questions.

Best,
Wendy

Wendy Brown-Arnold, RS, REHS
Supervisor of Land Use Activities
main phone. 860.448.4882 ext. 1355
direct dial. 860.910.0446
fax. 860.448.4885
warnold@llhd.org
www.llhd.org

Promoting healthy communities



From: Jennifer Lindo <jlindo@eltownhall.com>
Sent: Wednesday, September 29, 2021 8:14 AM
To: Wendy Brown-Arnold <warnold@llhd.org>; Stephen Mansfield <smansfield@llhd.org>; Gary Goeschel <ggoeschel@eltownhall.com>; Danielle Holmes <dholmes@llhd.org>
Subject: FW: Staff Review - 121 Upper Pattagansett Rd - Planning Subdivision Application

Wendy, this is the original email I sent you on Aug 11 for the planning staff review.

Jenn

Jennifer Lindo
Administrative Assistant, Land Use Office
Town of East Lyme
PO Box 519
Niantic CT 06357
(860) 691-4114
(860) 691-0351 Fax

From: Jennifer Lindo
Sent: Wednesday, August 11, 2021 3:37 PM
To: RS-REHS Wendy Brown-Arnold (warnold@llhd.org) <warnold@llhd.org>
Cc: Gary Goeschel <ggoeschel@eltownhall.com>
Subject: Staff Review - 121 Upper Pattagansett Rd - Planning Subdivision Application

Wendy,

I understand that you are handling any applications for Paul Geraghty/Kristen Clarke. They have submitted an application to Wetlands (and Planning) for a subdivision at 121 Upper Pattagansett Road. I understand from Attorney Geraghty that he has submitted plans and an application separately to Ledge Light, however, we still do a staff review and ask for comment from the Town Sanitarian, which in this case is you.

I have provided electronic copies of the plans, application and our review sheet attached to this email. I will provide them again under the Planning application by separate email.

Please respond with either a memo, email or written response on the attached Staff Review sheet. We do not need printed copies of the attachments.

Thank you,
Jenn

Jennifer Lindo
Administrative Assistant, Land Use Office
Town of East Lyme
PO Box 519
Niantic CT 06357
(860) 691-4114
(860) 691-0351 Fax