

Date: 5 November 2021

To: Kristen Clarke, PE; John Paul Mereen, LS

Subject Property: 121 Upper Pattagansett Rd. E. Lyme

Plan Designed by: John Paul Mereen, LS Plan Date: **August 3, 2021** Last Revision Date: **9-27-2021**

Date Paid: 10-26-2021

The plan and associated information submitted to our office on 10-26-2021 for a proposed **8** lot subdivision/commission review. Lots range from 1.08ac to 3.58ac 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 50, 51, and 57 are recommended suitable in their current condition**
- Lot 52 is recommended suitable in its current condition IF no foundation drain is required (primary leaching area shown less than 25ft to house foundation).**
- Lot 54 is recommended suitable IF there is no well conflict with Lot 55.**
- Lots 53, 56, and 58 are not recommended suitable in their current condition and the following issues are to be addressed:**
 - Lots 53 and 58: MLSS applies and proposed leaching is shown less than 25ft from down gradient property line.**
 - Lot 56: No data provided for TP9-3 in primary leaching area.**

“Additional Suitability Issues”

1. Lot 55 has an existing septic system and well and is being reviewed for compliance with 19-13-B100a. Soil testing conducted on the lot is presented, however a scaled site plan showing the dwelling, the well, and a code-complying septic area was not provided. The existing system must be shown on the site plan to demonstrate that the lot line changes do not reduce separation distances to property lines beyond what is allowed by code. Soil testing conducted on Lot 55 indicates that soils are suitable for sewage disposal, and it is likely that a code complying area for the existing dwelling can be demonstrated on the lot.
2. It is strongly recommended that all proposed well arcs be kept on the property they serve (to allow neighbors full use of their properties) and all well casings should be located at least 10' from driving surfaces and/or structures to prevent future damage and allow for future maintenance of the wells.

*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.



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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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wendy K. Brown-Arnold'.

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

cc: Town of E. Lyme Planning, Zoning
Paul Geraghty