

AMENDED DESIGN REPORT
Nottingham Hills Subdivision Phase 5
OCTOBER 26, 2021
121 UPPER PATTAGANSETT ROAD
EAST LYME, CONNECTICUT

This Phase of the Nottingham Hills subdivision will create 8 new lots on 14.21 of the 64.30 acres each of which will have frontage on Upper Pattagansett Road. The remaining land, identified as "Lot 55 " on the submitted plans containing 50.23 acres, will continue to be used in the same historical manner as it has been for the past 95 years (Camp Ground). The property for this Phase of the subdivision is being acquired from Cold Spring Lot Management, LLC. As is detailed in the submitted plans no public improvements will be necessary.

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

Access to each of the 8 lots will be from 3 common driveways. The applicant is proposing this to reduce impervious surface areas.

BIOLOGICAL REPORT

An application was submitted to the State of Connecticut Department of Energy and Environmental Protection ("DEEP") for a National Diversity Data Base ("NDDB") review of the proposed re development of the subject property. On September 7, 2021 the applicant received a NDDB Determination letter from DEEP (#202109133) which is attached as Ex. A. A note has been added to the Subdivision plans regarding restrictions from clearing during the period May 1- July 31.

INLAND WETLANDS

There are inland wetlands on the subject property lots 55 (the remaining land) and Lot 56. The "wetlands" are essentially intermittent watercourses. A application for a permit to construct enhancements and re development activities in the upland review area abutting the intermittent watercourse on Lot 56 has been submitted to the East Lyme Inland Wetland Agency. An Amended Wetlands Report, prepared by New England Environmental Services/R. Richard Snarski has been submitted to both the Inland Wetlands Agency and the Planning Commission today states that the re development activities contemplated by the applicant will not have an adverse impact on the wetlands.

OPEN SPACE

No additional Open Space is required for this Phase of the subdivision based upon the following analysis;

As was established in the findings of fact by this commission on or about January 11, 2021, Ex. B. a total of 79.34 acres of Open Space had been provided to date. In addition a copy of correspondence from Paul Geraghty, Esq. to Gary Goeschel, Director of Planning dated January 6, 2021, Ex. C, provided further detail regarding Open Space in the Nottingham Hills Subdivision. Accordingly the total land in the Nottingham Hills Subdivision will increase from 107.82 acres to 171.68 acres which requires Open Space of 51.5 acres. As was established by the afore said "Findings of Fact" a total of 79.34 acres of Open Space has already been provided resulting in no additional open space being required or provided in this phase of the subdivision. Pursuant to the request of the Director of Planning a detailed historical timeline prepared by the applicants legal counsel, Paul Geraghty, Esq., will be provided to the Planning Commission in advance of its November 2021 meeting.

YIELD PLAN

The design of this Phase of the Subdivision uses a Conventional conforming layout.

SEWAGE DISPOSAL REPORT

The 50.23 acre Lot 55 has an existing septic system. A B-100a Application has been submitted to Ledge Light Health District to review the system area . A Subdivision Feasibility Application for the 8 proposed lots has also been submitted to Ledge Light Health District.

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

This Plan, prepared by May Engineering LLC, was submitted directly by Timothy May, P.E. on September 12, 2021 and has been amended after receipt of comments from the Town Engineer in two subsequent submissions on October 11, and October 19, 2021.

ROAD CONSTRUCTION/PUBLIC IMPROVEMENTS

There is no road construction or public improvements required. Public Utilities are available on Upper Pattagansett Road.

NATURAL & CULTURAL RESOURCE MAP

An existing conditions map has been submitted that complies with this requirement of the East Lyme Subdivision Regulations.

ARCHEOLOGICAL SURVEY

The applicant submitted a request to the State of Connecticut Archaeologist on August 10, 2021 to review the proposed 8 lot subdivision. Ex. D. On September 28, 2021, Ex. E the applicant received a request that a Phase 1b report be prepared for the 14.3 acres encompassing the 8 lot subdivision. The applicant retained the services of Sarah Holmes PhD. ,Ex. F, to conduct the Phase 1b study. A copy of the report prepared by Ms. Holmes is being submitted to under separate cover. No significant artifacts were discovered.

CONSTRUCTION ACTIVITIES

No construction activities are required. The applicant is not a Home Builder and these activities will be performed by others pursuant to building and other permits obtained directly by them from the Town of East Lyme and Ledge Light Health District.

CONSTRUCTION SEQUENCE REPORT

The paving of the common driveways and the construction of the rain gardens identified in the storm water management plan will occur during the construction of the homes to be built.

EXHIBIT A

September 7, 2021

Kristen Clark
English Harbour Assest Management LLC
20 Risingwood Dr
Bow, NH 03304
KRISTENTCLARKE@GMAIL.COM

NDDB DETERMINATION NUMBER: 202109133

Project: Eight lot residential subdivision of 13 acres of former Girl Scout camp; PATTAGANSETT PRESERVE AT NOTTINGHAM HILLS, 121 UPPER PATTAGANSETT RD., EAST LYME, CT

Expiration: September 7, 2023

I have reviewed Natural Diversity Database (NDDB) maps and files regarding this project. According to our records, there are State-listed species (RCSA Sec. 26-306) documented onsite that will be impacted by the proposed project.

- **Whip-poor-will (*Caprimulgus vociferus*) –State Special Concern**

The whip-poor-will is a bird that nests in forest habitat with an open understory, often adjacent to areas of shrubby or herbaceous habitat. They are ground-nesting birds that breed between April 20- July 30. They consume aerial invertebrates, especially Lepidoptera and Coleoptera. Whip-poor-will will benefit from protection of unfragmented forested blocks, which serve as insulation to development subsidized predators, invasive plants, and forest disturbance.

Construction Protection Measures:

Do not begin to cut, clear, remove trees or shrubs, or disturb forest floor between May 1-July 30.

Site Design Protection Measures:

Avoid creating collision hazards for Birds and Bats. Glass collisions including residential windows indiscriminately kill 1 billion birds a year. Develop or renovate your building façade and site design strategy to make the building and site structures visible barriers to birds. Bat collisions are less well understood, but smooth vertical surfaces affect bats' abilities to avoid collisions.

Limit interior and exterior night lighting. Lighting, temporary or permanent should not be directed towards suitable bat habitats. Security lighting should always be down-shielded to keep light within the boundaries of the site.

Take steps necessary to assure that construction is designed, built, and operated in accordance with the standards and requirements of the LEED Green Building Rating System Pilot Credit #55. The USGBC releases revised versions of the LEED Building Rating System on a regular basis, and you should refer to the most current version when beginning a new building or construction project or renovation.

Visit American Bird Conservancy website for more guidance:

<https://abcbirds.org/program/glass-collisions/>

This determination is valid for two years. Please submit an updated NDDDB Request for Review if the scope of the proposed work changes or if work has not begun by expiration date.

Natural Diversity Database information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Bureau of Natural Resources and cooperating units of DEEP, independent conservation groups, and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDDB should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated in the NDDDB as it becomes available.

Please contact me if you have any questions (shannon.kearney@ct.gov). Thank you for consulting with the Natural Diversity Database and continuing to work with us to protect State-listed species.

Sincerely,

/s/ Shannon B. Kearney
Wildlife Biologist

EXHIBIT B

Town of



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

Phone: (860) 691-4114

Fax: (860) 860-691-0351

P.O. Drawer 519

Department of Planning &
Inland Wetlands

Gary A. Goeschel II, Director of Planning /
Inland Wetlands Agent

MEMORANDUM

To: East Lyme Planning Commission

From: Gary A. Goeschel II, Director of Planning

Date: January 11, 2021

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

Upon review of the above referenced application, supporting documentation, and proposed subdivision plan (5-Sheet Drawing Set) entitled "Nottingham Hills Subdivision Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development, 1 Lot Re-Subdivision of Portions of Lots 19 & 21 Dated: January 29, 2020, revised to: December 9, 2020", by Donald L. Gesick Jr. L.S., of Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut, I offer the following:

FINDINGS

Whereas: The Commission commenced a Public Hearing on July 27, 2020. The Public Hearing for said application was continued to Commission's meetings of August 4th, August 11th, September 1st, October 6th, October 27th, November 10th, December 1st, and December 10th, 2020.

Whereas: The Commission has reviewed the application and received testimony from the applicant, his professionals, representatives, and the public. In addition, Town staff also provided the Commission with comment concerning this application's compliance with local requirements and regulations.

Whereas: The parcel of land constituting the property subject to this application is zoned RU-40 Rural Residential and the property abutting the site to the north and east (Darrow Pond) is zoned SU-E Special Use Elderly Housing and has been preserved as Town owned open space. The abutting properties to the south and east are Zoned RU-40 Rural Residential.

Whereas: The East Lyme Inland Wetlands Agency determined that "No Permit is Required" as there is no activity occurring in the upland review area, wetlands, or watercourse as evidenced by Exhibit "F".

Whereas: The proposed Subdivision is found to meet the requirements of the East Lyme Subdivision Regulations and the East Lyme Plan of Conservation and Development (POCD) as demonstrated by the following:

Section 3-4 Plan of Development: As the proposed Subdivision is located completely within an RU-40 zoning district adjacent to existing residential lots zoned RU-40 and SU -E, the proposed subdivision continues to follow the pattern of development characteristic of the existing residential development.

As such, the proposed subdivision conforms to the comprehensive Plan of Development for the Town of East Lyme (2020 POCD) as adopted by the East Lyme Planning Commission.

Section 5-4 Sanitation Report: As indicated in Exhibit "BBB" e-mail correspondence from Danielle Holmes, REHS/RS, dated December 10, 2020, indicates the proposed lots are able to be served by subsurface sewage disposal systems.

Section 5-5 Water Supply Report: As indicated in Exhibit "BBB" e-mail correspondence from Danielle Holmes, REHS/RS, dated December 10, 2020, indicates the proposed lots are able to be served by on-site water supply wells.

Section 5-2-2(E) and 6-8 Stormwater Management Plan: As indicated in Exhibit "BB", Memo from Victor Benni, P.E., Town Engineer, dated October 19, 2020, indicates that "Waiver of Stormwater Management Report" demonstrates that the water quality of the receiving aquifer, wetland or watercourse will not be affected and that the proposed development will not cause or exacerbate downstream flooding." As such, the proposed design meets the overall intent of Section 6-8 of the East Lyme Subdivision Regulations.

Section 5-2-2(G) Erosion and Sedimentation Control Plan: As indicated by Exhibit "BB" dated October 23, 2020, memorandum from Victor Benni, P.E., Town Engineer, indicates the proposed Plan was updated to contain generalized Erosion and Sedimentation Control Notes. As such, the appropriate notes, details, and provisions regarding erosion control measures adequate to control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site have been incorporated into the proposed plan. Therefore, the Planning Commission may hereby certify that the Soil Erosion and Sediment Control Plan complies with the requirements and objectives of this Subdivision Regulation.

Section 5-6 Pesticide Report: As evidence by the applicant's testimony during public hearing, there have been no known regular applications of pesticides on the subject site currently or historically. In addition, the site was previously approved for two (2) building lots.

Section 5-8 Archeological Survey: As Evidence by the Design Report in Exhibit "A", the Archeological Survey was provided to the Commission as part of the Nottingham Hills Phase 1 and 3 Subdivision and was incorporated into the public hearing record by testimony of the Applicant. In addition, the site was previously approved for the construction of two (2) single family dwellings. As such, there are no archeological resource issues on the site.

Section 6-2 Lot Design Specifications: As evidenced by Exhibit "CC" correspondence from William Mulholland, Zoning Official, October 23, 2020 and the Exhibit "U" correspondence from Attorney Paul Geraghty, dated August 26, 2020, and Exhibit "KKK" letter correspondence from Mark Zamorra, Esq./Town Attorney, to William Mulholland, Zoning Official, indicate the proposed subdivision meets the lot design specifications under the Conservation Development by Design (CDD) pursuant to Section 23 of the Zoning Regulations as well as Section 6-2 of the East Lyme Subdivision Regulations. Therefore, the proposed subdivision complies with all applicable Zoning Regulations for the purposes of the subdivision of land.

Section 6-7 Open Spaces: As demonstrated by the Design Report in Exhibit "A", identifies the Nottingham Hills Subdivision as being a division of 107.82- acres and the open space provided totaling 41.35-acres. Based on the subdivision regulation requirement of 30% Open Space, or 32.34-acres, the subdivision had exceeded the required Open Space by 9.1-acres as of the date of the pending application. Subsequent, to the application, the applicant conveyed portions of lot 19, (.51-acres), and Lot 21, (1.27-acres), to the property that was in the process of being conveyed to the East Lyme Land Trust. The combined totaled 37.99-acres which, has been transferred to the East Lyme Land Trust as of December 30, 2020 (Vol. 1046, Pg. 120). Upon recalculating the Open Space, it now totals 79.34-acres of the subdivision's 107.82-acres. As such approximately 73.5% of the subdivision's land is now in open space when only 30% or 32.3-acres is required.

In addition, Exhibit "U" correspondence from Attorney Paul Geraghty, dated August 26, 2020, indicates the Nottingham Hills subdivision has "banked" land to use for Open Space as evidenced in the minutes of the Planning Commission dated November 16, 2010 (see Exhibit "FF") wherein excess Open Space, 10-acres, was provided by agreement with the Town of East Lyme Planning Commission on the condition that it was done so with the reserved right that the 10-acres could be used in future calculations on future applications. Further, pursuant to the Memorandum Dated February 1, 2010 from Mark E. Block, Esq. to G. Goeschel, Director of Planning, as provided in Exhibit "U", correspondence from Attorney Paul Geraghty, dated August 26, 2020, the open space requirement is based on the entire tract and not subsequent re-subdivisions. Therefore, adequate Open Space has not only been dedicated but, has been provided in an amount that exceeds the minimum required under the subdivision regulations. As such, the development has met its Open Space obligations.

Section 6-9 Requirements Regarding Flooding: As demonstrated by Exhibit "Z" Nottingham Hills Re-Subdivision Plan (5-sheet set) dated January 29, 2020 revised to October 19, 2020 which, reduces the proposed division of land from 4-Lots to 3-Lots and Exhibit "BB" dated October 23, 2020, memorandum from Victor Benni, P.E., Town Engineer, the proposed Plan indicates that the Drainage Summary meets the overall intent of Section 6-8 of the East Lyme Subdivision Regulations and the proposed site development will not adversely affect the water quality of downstream water features or exacerbate any downstream flooding.

PROPOSED RESOLUTION

The East Lyme Planning Commission based on the record before it with respect to this application, finds this application to be in conformance with the Subdivision Regulations of the Town of East Lyme as based on the above Findings indicated in the Memorandum from Gary A. Goeschel II, Director of Planning, dated January 8, 2021.

NOW THEREFORE, I hereby Move to APPROVE the application known as the Application of Kristen T. Clarke, P.E., for English Harbour Asset Management LLC, Owner; Application for a 4-lot re-subdivision of approximately 3.8± acres of land zoned RU-40, located at 22 and 24 Upper Kensington Dr, East Lyme, Assessor's Map 40.0, Lot 22 and 23, and proposed Subdivision Plan (5-Sheet Drawing Set) entitled "Nottingham Hills Subdivision Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development, 1 Lot Re-Subdivision of Portions of Lots 19 & 21 Dated: January 29, 2020, revised to: December 9, 2020", by Donald L. Gesick Jr. L.S., of Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut which, is further subject to the following administrative requirements and required modifications to the site plan and/or other materials submitted in support of this application:

1. An Erosion & Sedimentation Control bond in an amount of \$3000.00 dollars shall be posted with the Town in a form acceptable to the Town of East Lyme Planning Commission prior to the start of any site work including but not limited to clearing, grubbing, filling and grading.
2. Contact the Planning Director to inspect the installation of erosion and sedimentation controls within 2-days prior to the start of any construction.
3. An Application for Right-of-Way Permit shall be filled with the East Lyme Engineering Department prior to the start of any site work.
4. The applicable items above shall be accomplished prior to the filling of the subdivision on the land records, or other documentation of planning approval and no site work shall commence until all applicable conditions are satisfied.

This approval is specific to the subdivision plan submitted as the application known as the Application of Kristen T. Clarke, P.E., for English Harbour Asset Management LLC, Owner; Application for a 4-lot re-subdivision of approximately 3.8± acres of land zoned RU-40, located at 22 and 24 Upper Kensington Dr, East Lyme, Assessor's Map 40.0, Lot 22 and 23, and proposed Subdivision Plan (5-Sheet Drawing Set) entitled "Nottingham Hills Subdivision Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development, 1 Lot Re-Subdivision of Portions of Lots 19 & 21 Dated: January 29, 2020, revised to: December 9, 2020", by Donald L. Gesick Jr. L.S., of Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut." Any changes in the subdivision plan shall require prior approval from the Commission and/or the Director of Planning. Any change in the development plan layout other than those identified herein shall constitute a new application. The owner/applicant shall be bound by the provisions of this Application and Approval.

EXHIBIT C

From: pgeraghty@geraghtybonnano.com.

To: ggoeschel@eltonhall.com.

Cc: kristentclarke@gmail.com.

Subject: Lots 19 & 21 Kensington

Date: Thu, Jan 7, 2021 2:14 pm

Attachments: Ltr.Goeschel.Open Space (19&21)01.07.21.pdf (594K)

Gary, I took some time to go back through the records I have for the open space and put together an outline of the history regarding it. I think it's clear the client has meet the requirements for the open space on this application. Call me if you have any questions. Paul.

Paul M. Geraghty

Geraghty & Bonnano, LLC

38 Granite Street

New London, CT 06320

p.860-447-8077

f.860-447-9833

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Geraghty & Bonnano, LLC

Attorneys at Law

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

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

January 6, 2021

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

Re: English Harbour Asset Management LLC
Lot Line Revision Lots 19 & 21
1 Lot Re-Subdivision of Portions of Lots 19 & 21

Dear Gary:

As a follow up to our conversation earlier this week, I wanted to reiterate my concern regarding the Planning Commission's discussion and questions regarding the Nottingham Hills subdivision open space contributions to date and provide you with the references in which open space has been addressed by my client in the record of the pending lot line revision/re-subdivision application record.

1. The Design Report submitted at the time of application on March 2, 2020 identifies the size of the subdivision as 107.82 acres and open space provided totaling 41.35 acres and provides the detailed support. Based upon the subdivision regulation requirement of 30% Open space, or 32.34 acres, this subdivision had exceeded the required Open Space required by 9.1 acres as of the date of the pending application (Application Record Ex. A: Attached as Ex. 1, hereto).
2. Subsequent to the pending application my client conveyed portions of lot 19, (.51 acres, Ex. 2 herein), and Lot 21, (1.27 acres, Ex. 3 herein), to the property that was in the process of being conveyed to the East Lyme Land Trust. I note that it is demonstrative of my clients intent given the plain language in the deeds which states **"The intent of this deed is to separate out that portion of lot 19/21 (a/k/a 22/24 Upper Kensington) to be conveyed to the East Lyme Land Trust referenced as "Area to Be Transferred from Lot 19/21 to the East Lyme Land Trust on a map entitled "Lot Line Revisions Nottingham Hills Subdivision Lots 19, 20, 21, & 32 Property Owner: English Harbour Asset Management LLC" These properties**

were part of the lot line revision that you approved and is reflected on the mylar which is recorded in drawer 8-#8 and drawer 8-#118 of the East Lyme Land Records. This map is attached as Ex. 4 hereto.

The combined parcel totaled 37.99 acres. This land was in fact transferred to the East Lyme Land Trust, Inc. on December 30, 2020 the deed for which is recorded in the East Lyme Land Records at volume 1046 page 120. A copy of the recorded deed is enclosed as Ex. 5 herein. When recalculated the open space provided now totals 79.34 acres of the subdivision's 107.82 acres meaning of course that at least 73.5% of the subdivisions land is in open space when only 30% or 32.3 acres is required.

In addition, I would direct you to the pending application's record exhibit FF which is my letter to you dated October 26, 2020, which among other things provides the minutes of the November 16, 2010 Town of East Lyme Planning Commission wherein excess open space, 10 acres, was provided by agreement with the Planning Commission on the condition that it was done so with the reserved right that the ten acres could be used in future calculations on future applications. See Attached Ex. 6 herein.

I would also note that this Planning Commission approved the long delayed release of the Open Space Covenant on the same night as the public hearing on the pending applications commenced. I have attached the minutes of that meeting as Ex. 7 herein.

Finally, I attach as Ex. 8 herein the Opinion Letter prepared by Mark Block Esq dated February 1, 2010, that address's Steve Harney's property where he was NOT required to provide additional open space contrary to what we discussed. The open space requirement is based on the entire tract and not subsequent re-subdivisions. Therefore, as concluded by the town's counsel if there has been adequate open space dedicated, the commission may not require additional space as part of a re-subdivision. In the instant case my client and its predecessors have, as outlined herein, dedicate more open space than is required and as such no further opens space dedication can be required. However, as noted my client has as part of this added additional open space from the lots which are part of this application, when it did the lot line revision.

In the final analysis this subdivision has provided far in excess of the required Open Space and the question raised by Ms. Williams given the record of this application is troublesome on many levels.

I look forward to receiving and reviewing your draft approval motion for this application that you indicated you would send me by tomorrow.

Sincerely,

Paul M. Geraghty

Enc.

EXHIBIT 1

**DESIGN REPORT
4 LOT RE-SUBDIVISION
UPPER KENSINGTON DRIVE
EAST LYME, CONNECTICUT**

This re-subdivision will separate the subject properties from two (2) into four (4) lots.

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

More specifically, the plan separates current lots 19 and 21 into four lots. It should be noted that proposed lot 4 will be deeded to the East Lyme Land Trust, Inc for additional Open Space and will be subject to a Conservation Easement 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 the two existing curb cuts. The applicant is open to discussing with the East Lyme Planning commission or it's staff the use of a singular driveway for the first One Hundred Fifty Feet (150') 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 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 has been filed with the Town of East Lyme Inland Wetlands Agency. Ex. A.

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.

SEWAGE DISPOSAL REPORT

Proposed lots 2 and 4 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 4 have system areas

located outside of the 15-foot buffer required by the State of Connecticut Health Code. Lots 1 and 3 utilize test hole data from the Nottingham Hills subdivision Phase 3 plans to demonstrate the septic feasibility required by the East Lyme Subdivision regulations. An Application For Subdivision Feasibility review has been filed with the ledge Light Health District for Lots 1 and 3. Ex. C.

WATER SUPPLY REPORT

The existing and proposed new lots will all have wells.

STORM WATER MANAGEMENT PLAN

Drainage from the properties will only increase minimally under the proposed re-subdivision. Since lot 4 will be "Open Space it will remain in its current unimproved state with no new impervious surfaces. Lots 2 and 3 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. Gutter down spouts will tie into each proposed homes footing drains and utilizing the site topography will daylight to drain onto other lands of the landowner outside of the wetland or their upland review areas, pursuant to the original design of this subdivision, and will easily be disbursed and or absorbed into the provided for 12 acre (552,720 s.f.) drainage area.

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.

NATURAL & CULTURAL RESOURCE MAP

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

ARCHEOLOGICAL SURVEY

Provided to the East Lyme Subdivision as part of Nottingham Hills Subdivision Phase 1 and 3 and incorporated herein. There are no Archeological issues to address that need to be addressed.

OPEN SPACE CALCULATIONS
NOTTINGHAM HILLS SUBDIVISION

Phase I

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

Phase II

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

Phase III

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

28 4.36

Phase IV

20 33.0
29 3.05
32 15.03

Open Space

Aunt Ruth Turnpike 23.2
Phase I .32 (south side Kensington Drive)
Phase II 4.24 (Conservation Easement)
Phase III N/A
Phase IV 10.63 (Conservation Easement)
2.96 (Conservation Easement)

TOTAL ACRES

LOTS: 107.82

OPEN SPACE: 41.35

EXHIBIT 2

RECORD AND RETURN TO:
Geraghty & Bonnano, LLC
38 Granite Street, P. O. Box 231
New London, CT 06320

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **ENGLISH HARBOUR ASSET MANAGEMENT, LLC** of the City of Cheyenne, County of Laramie and State of Wyoming, for consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration grants to **ENGLISH HARBOUR ASSET MANAGEMENT, LLC** of City of Cheyenne, County of Laramie and State of Wyoming with **WARRANTY COVENANTS**, all that certain piece or parcel of land, situated in the Town of East Lyme, County of New London and State of Connecticut, being further bounded and described on Schedule A attached hereto.

The intent of this deed is separate out that portion of Lot 19 (a/k/a 22 Upper Kensington) to be conveyed to the East Lyme Land Trust referenced as "Area To Be Transferred From Lot 19 To The East Lyme Land Trust" on a map entitled "Lot Line Revisions Nottingham Hill Subdivision Lots 19, 20, 21 & 32 Property Owner: English Harbour Asset Management LLC" recorded in Drawer 8-118 of the East Lyme land records.

NO CONVEYANCE TAX RECEIVED
KAREN MILLER GALBO
EAST LYME, CT TOWN CLERK

Said Premises are conveyed subject to:

Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.

Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.

SCHEDULE A

Beginning at a Point, which is at the Northerly Corner of Lot 19, thence the following courses & distances:

S 15°58'11" W a distance of 268.48' to a point

N 65°34'47" W a distance of 64.89' to a point

N 08°47'03" E a distance of 285.14' to a point

S 60°32'04" E a distance of 102.69' to a point and point of beginning

Said area contains 22312.55 Sq. Ft. ± or 0.51 Acres ±, and is referenced as "Area To Be Transferred From Lot 19 To The East Lyme Land Trust" on "Lot Line Revisions Nottingham Hills Subdivision Lots 19, 20, 21 & 32 Property Owner: English Harbour Asset Management LLC c/o Kristen Clarke P.E. 375 N. Bend Drive Manchester, NH"

Dated: February 1, 2019, Revised thru November 8, 2019

RECEIVED FOR RECORD
FOR 19-0000-0000000000
KAREN MILLER CLERK
TOWN CLERK
EAST LIME, CT

IN WITNESS WHEREOF, the Grantor(s) has/have caused these presents to be
executed on this 05 day of ~~February~~^{March}, 2020.

Witnessed by:

Cheryl Desobler
MS
authorized

ENGLISH HARBOUR ASSET
MANAGEMENT, LLC

By: Kristen Clarke
Kristen Clarke
Its Manager, duly

STATE OF New Hampshire
COUNTY OF Hillsborough

ss: _____ March^{KS}
February⁰⁵, 2020

On this the 05 day of ~~February~~^{March}, 2020, before me, the undersigned officer,
personally appeared Kristen Clarke, as Manager of English
Harbour Asset Management, 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.

MS

Notary Public
My Commission Expires:



EXHIBIT 3

RECORD AND RETURN TO:
Geraghty & Bonnano, LLC
38 Granite Street, P. O. Box 231
New London, CT 06320

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **ENGLISH HARBOUR ASSET MANAGEMENT, LLC** of the City of Cheyenne, County of Laramie and State of Wyoming, for consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration grants to **ENGLISH HARBOUR ASSET MANAGEMENT, LLC** of City of Cheyenne, County of Laramie and State of Wyoming with WARRANTY COVENANTS, all that certain piece or parcel of land, situated in the Town of East Lyme, County of New London and State of Connecticut, being further bounded and described on Schedule A attached hereto.

The intent of this deed is separate out that portion of Lot 21 (a/k/a 24 Upper Kensington) to be conveyed to the East Lyme Land Trust referenced as "Area-To Be Transferred From Lot 21 To The East Lyme Land Trust" on a map entitled "Lot Line Revisions Nottingham Hill Subdivision Lots 19, 20, 21 & 32 Property Owner: English Harbour Asset Management LLC" recorded in Drawer 8-118 of the East Lyme land records.

Said Premises are conveyed subject to:

Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.

Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed

40 CONVEYANCE TAX RECEIVED
KAREN HILLER GALEO
EAST LYME, CT TOWN CLERK

Beginning at a Point, which is at the Southerly Corner of Lot 21, thence the following courses & distances:

- N 60°32'04" W a distance of 102.69' to a point
- N 08°47'03" E a distance of 247.27' to a point
- S 79°03'42" E a distance of 238.85' to a point
- S 81°01'16" E a distance of 43.88' to a point
- S 76°38'32" E a distance of 28.93' to a point
- S 77°50'59" E a distance of 93.03' to a point
- S 05°48'29" E a distance of 86.20' to a point
- N 77°50'57" W a distance of 270.00' to a point
- S 37°21'33" W a distance of 95.97' to a point
- S 15°58'11" W a distance of 115.71' to a point and point of beginning

Said area contains 55131.32 Sq. Ft. ± or 1.27 Acres ±, and is referenced as "Area To Be Transferred From Lot 21 To The East Lyme Land Trust" on "Lot Line Revisions Nottingham Hills Subdivision Lots 19, 20, 21 & 32 Property Owner: English Harbour Asset Management LLC c/o Kristen Clarke P.E. 375 N. Bend Drive Manchester, NH"

Dated: February 1, 2019, Revised thru November 8, 2019

RECEIVED FOR RECORD
ON: 10/2020 08:03:01A
KAREN MILLER SAIBO
TOWN CLERK
EAST LYME, CT

IN WITNESS WHEREOF, the Grantor(s) has/have caused these presents to be
executed on this 05 day of ~~February~~ ^{March} ~~2020~~ ^{KS}

Witnessed by:

Cheryl O'Leary
KS
authorized

ENGLISH HARBOUR ASSET
MANAGEMENT, LLC

By: Kristen Clarke
Kristen Clarke
Its Manager, duly

STATE OF New Hampshire
COUNTY OF Hillsborough

ss: _____
March ^{KS}
February 05, 2020

On this the 05 day of ~~February~~ ^{March} ~~2020~~ ^{KS}, before me, the undersigned officer, personally appeared Kristen Clarke, as Manager of English Harbour Asset Management, 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.

[Signature]

Notary Public
My Commission Expires:



EXHIBIT 4

Recorded E.L. Land Records
 Dr. # 88 4418

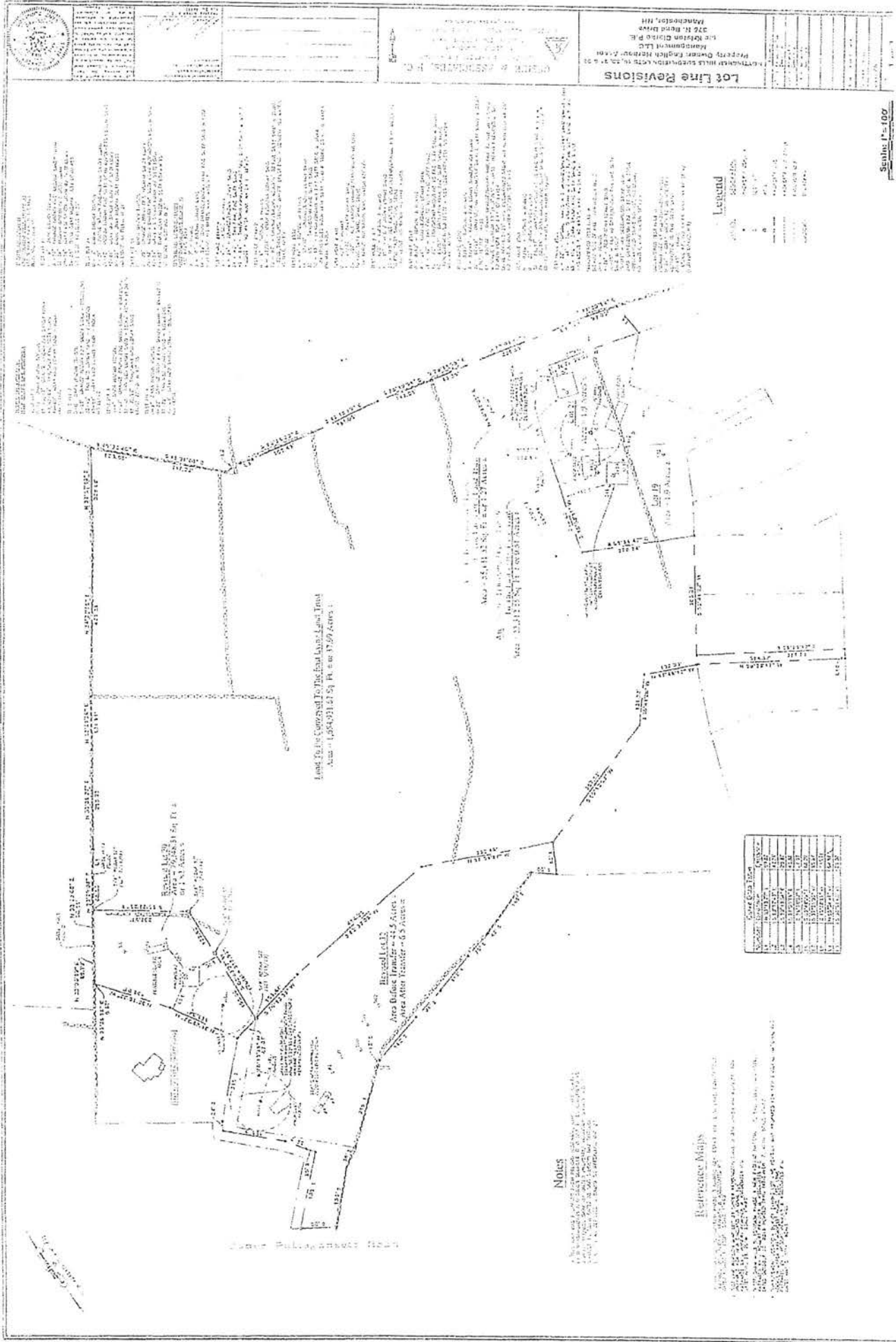


EXHIBIT 5

Return to:

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

WARRANTY DEED-STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW-YE THAT ENGLISH HARBOUR ASSET MANAGEMENT, LLC of the City of Cheyenne, County of Laramie and State of Wyoming, for consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration grants to the EAST LYME LAND TRUST, INC. of 13 Enid Lane, Town of East Lyme, County of New London and State of Connecticut with **WARRANTY COVENANTS**, all that certain piece or parcel of land situated in the Town of East Lyme, County of New London and State of Connecticut, known as Assessors Map 30.0-10.1, being further bounded and described on Schedule A attached hereto.

Said Premises are conveyed subject to

Any and all provisions of any municipal ordinance or regulation or public or private law, with special reference to the provisions of any zoning rules and regulations governing the said Premises.

Real property taxes and any municipal liens or assessments on the current grand list or hereinafter becoming due and payable, which the Grantee, by acceptance of this Deed, assumes and agrees to pay.

CONVEYANCE TAX RECEIVED
STATE \$.00
TOWN \$.00
EAST LYME, CT TOWN CLERK

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this

23 day of December, 2020.

Signed, Sealed and Delivered
in the presence of:

ENGLISH HARBOUR ASSET
MANAGEMENT, LLC

[Signature]

By: Kristen Clarke
Kristen T. Clarke, Its Manager
Duly authorized

[Signature]

STATE OF NEW HAMPSHIRE

COUNTY OF Hillsborough

ss. _____

On this 23 day of December, 2020, before me, the undersigned officer, personally appeared, Kristen T. Clarke, as Manager of English Harbour Asset Management, LLC, known to me (or satisfactorily proven) to be the person whose name is transcribed to the foregoing document and acknowledged the same to be her free act and deed, and the free act and deed of the company.



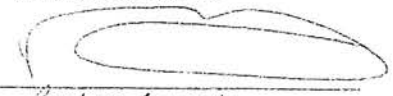
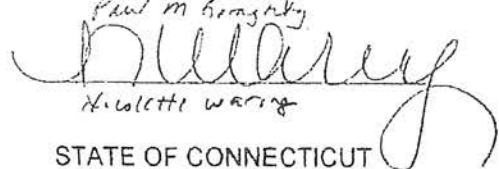
[Signature]

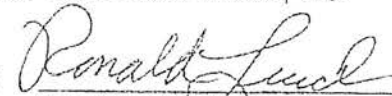
Notary Public
My commission expires: 05-16-2023

The East Lyme Land Trust, Inc. hereby acknowledges acceptance of the foregoing conveyance:

Signed, Sealed and Delivered
in the presence of:

EAST LYME LAND TRUST, INC.

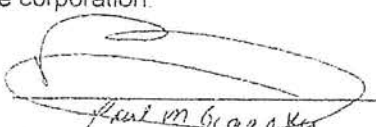

Paul M. Graczyk

H. W. Waring

By: 
Ronald Luich, Its President
Duly authorized

STATE OF CONNECTICUT
COUNTY OF NEW LONDON

ss. New London

The foregoing instrument was acknowledged before me this 30 day of December, 2020, by Ronald Luich, President of the East Lyme Land Trust, Inc., a State of Connecticut corporation, on behalf of the corporation.


Paul M. Graczyk
Notary Public
My commission expires: Commission of Superior Court

SCHEDULE A

A certain piece or parcel on the westerly side of Upper Kensington Drive in the Town of East Lyme, County of New London and state of Connecticut, shown as "Land Conveyed to East Lyme Land Trust, Inc. Area = 1654931.67 Sq. Ft. ± or 37.99 Acres ±"

On a map or plan entitled "Property Survey of Land Conveyed to East Lyme Land Trust, Inc. Upper Pattagansett Road & Upper Kensington Drive, East Lyme, Connecticut Prepared for East Lyme Land Trust, Inc." Date June 16, 2020 Scale 1"=100' Sheet 1 of 1 Prepared by Donald L. Gesick Jr, Gesick & Associates, P.C. Surveyors Mappers & Planners, 19 Cedar Island Avenue, Clinton Connecticut 06413. Said map is or shall be recorded in the Land Records at the Office of the Town Clerk in the Town of East Lyme. Said piece or parcel being more particularly described as follows.

Beginning at a 5/8" Rebar, in a stonewall, being the northwest corner of the herein described parcel, in the easterly line of 259 Upper Pattagansett Road;

Thence along said stonewall and said 259 Upper Pattagansett Road, the following six (6) courses and distances:

N 33°29'08" E a distance of 88.50' to a Drill Hole;

N 35°15'27" E a distance of 67.80' to a point;

N 33°08'27" E a distance of 253.23' to a point;

N 32°59'26" E a distance of 136.91' to a Drill Hole;

N 34°23'50" E a distance of 423.36' to a point;

N 32°53'10" E a distance of 209.68' to a 1/2" Rebar at a corner of stonewalls, being the northern most point of the herein described parcel, in the southerly line of

16 Mostowy Road

Thence along said stonewall and said southerly line of 16 Mostowy Road, the following thirteen (13) courses and distances:

S 46°30'40" E a distance of 123.50' to a point;

S 46°01'40" E a distance of 217.22' to a 5/8" Rebar;

S 89°12'43" E a distance of 42.36' to a point;

S 73°13'34" E a distance of 29.82' to a point;

S 80°28'20" E a distance of 165.43' to a point in stonewall corner

S 82°18'10" E a distance of 181.05' to a point;

S 78°19'54" E a distance of 143.05' to a 7/8" Rebar in a stonewall corner;

S 79°11'56" E a distance of 96.36' to a point;

S 79°03'42" E a distance of 238.85' to a point;

S 81°01'16" E a distance of 43.88' to a point;

S 76°38'32" E a distance of 28.93' to a point in a stonewall corner;

S 77°50'59" E a distance of 93.03' to a 7/8" Rebar being the northeast corner of the herein described parcel;
S 05°48'29" E a distance of 86.20' to a Mag Nail, being the northwest corner of 26 Upper Kensington Drive

Thence along 24 Upper Kensington Drive, the following three (3) courses and distances:

N 77°50'57" W a distance of 270.00' to a 7/8" Rebar;
S 37°21'33" W a distance of 95.97' to a 7/8" Rebar;
S 15°58'11" W a distance of 115.71' to a 7/8" Rebar, Being the northwest Corner of
22 Upper Kensington Drive;

Thence along said 22 Upper Kensington Drive, the following two (2) courses and distances:

S 15°58'11" W a distance of 268.48' to a 7/8" Rebar;
S 65°34'47" E a distance of 278.74' to a point, being the northwest corner of 16 Upper Kensington Drive;
Thence S 32°45'22" W along said 16 Upper Kensington Drive, a distance of 150.01' to a 1/2" Rebar; being the northwest corner of 14 Upper Kensington Drive;

Thence along said 14 Upper Kensington Drive, the following three (3) courses and distances:

S 32°45'22" W a distance of 153.00' to a 1/2" Rebar;
S 59°28'17" E a distance of 175.70' to a 5/8" Rebar;
S 59°28'17" E a distance of 200.00' to a 7/8" Rebar in the westerly line of upper Kensington Drive;
Thence S 30°31'43" W along said westerly line of Upper Kensington Drive, a distance of 25.00' to a 1/2" Rebar, being the northeast corner of 12 Upper Kensington Drive,
and the southeast corner of the parcel herein described;

Thence along said 12 Upper Kensington Drive, the following two (2) courses and distances:

N 59°28'17" W a distance of 200.00' to a 5/8" Rebar;
N 59°28'17" W a distance of 176.67' to a 1/2" Rebar, being the northeast corner of 235B Upper Pattagansett Road

Thence along said 235B Upper Pattagansett Road, the following five (5) courses and distances:

N 67°46'12" W a distance of 132.03' to a 7/8" Rebar;
S 38°41'26" W a distance of 100.72' to a 7/8" Rebar;

S 38°41'26" W a distance of 30.60' to a point;
S 69°12'02" W a distance of 292.52' to a 5/8" Rebar;
S 69°12'02" W a distance of 75.00' to a 7/8" Rebar, being the northeast corner of
237 Upper Pattagansett Road;

Thence along said 237 Upper Pattagansett Road, the following five (5) courses
and distances:

N 67°54'27" W a distance of 170.00' to a 5/8" Rebar;
N 67°54'27" W a distance of 168.46' to a 7/8" Rebar;
S 82°32'08" W a distance of 146.00' to a 5/8" Rebar;
S 82°32'08" W a distance of 268.25' to a 7/8" Rebar;
S 76°13'39" W a distance of 153.44' to a 5/8" Rebar, being the southeast corner
of 239R Upper Pattagansett Road;

Thence along said 239R Upper Pattagansett Road, the following three (3)
courses and distances:

N 02°43'37" E a distance of 195.00' to a 5/8" Rebar;
N 02°43'37" E a distance of 122.92' to a 5/8" Rebar;
N 55°29'25" W a distance of 237.97' to a 5/8" Rebar, Being the point of and place
of beginning

Said parcel containing 37.99 Acres ±.

RECEIVED FOR RECORD
Dec 30, 2020 02:09:10P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

EXHIBIT 6

NOV 22 20 10 at 10:00 AM PM

John B. Williams
EAST LYME CT CLERK

The East Lyme Planning Commission held a Public Hearing on the Application of New England National LLC for a proposed 2-lot Re-Subdivision of 46.95 acres of property having frontage on and located between 241 and 233 Upper Pattagansett Rd., East Lyme, CT; Tax Assessor's Map #39.0, Lot 10-1; with a request for the substitution and re-subdivision of previously designated open space to create one additional proposed lot of record and a request for a waiver of Section 6-16-1 through 6-16-6 of the Subdivision Regulations on November 16, 2010 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Acting Chairman McPherson opened the Public Hearing and called it to order at 7:46 PM after the three previously scheduled Public Hearings.

PRESENT: George McPherson, Acting Chairman, Francine Schwartz, Frank Balantic, Alternate, Brian Bohmbach, Alternate

ALSO PRESENT: Jeffrey Torrance, representing the Applicant
Attorney Mark Block, Town Counsel
Gary Goeschel, Planning Director
~~William Scheer, Town Engineer~~

ABSENT: Mike Bowers, Chairman, Mike Mangelinkx, Chris Sandford,
Brian Schuch, Joan Bengtson, Alternate

Pledge of Allegiance

The Pledge was observed.

Acting Chairman McPherson noted that he had seated Frank Balantic Alternate and Brian Bohmbach, Alternate at the table this evening.

Public Hearing I

1. Application of New England National LLC for a proposed 2-lot Re-Subdivision of 46.95 acres of property having frontage on and located between 241 and 233 Upper Pattagansett Rd., East Lyme, CT; Tax Assessor's Map #39.0, Lot 10-1; with a request for the substitution and re-subdivision of previously designated open space to create one additional proposed lot of record located at the terminus of Kensington Drive and north of Upper Kensington Drive, East Lyme, Connecticut, Tax Assessor's Map #40.0, Lot #14-1; and a request for a waiver of Section 6-16-1 through 6-16-6 of the Subdivision Regulations

Mr. McPherson called for the applicant or his representative to give a presentation on this application.

Jeffrey Torrance, representing the applicant submitted **Exhibit P** for the record – a letter dated 11/2/2010 from Robert A. Blatt authorizing him to act on his behalf on this application.

Mr. Goeschel read the List of Exhibits into the record and added **Exhibit Q** – Plans revised through 11/16/2010 and **Exhibit R** – Certificates of Mailing dated 11/12/2010. (List attached at end of Minutes).

→ Mr. Torrance noted that the sign was posted on the property on November 1, 2010. He explained that this property is approximately 48 acres that was set aside for future development. It has access from two locations – the Nottingham Hills Subdivision and Pattagansett Road. The proposal is to make two lots from the one. One lot would be approximately 15 acres and the other would be 33 acres. A third lot is a parcel of land that was preliminarily designated as open space in a previous application – but was not finalized. There is a 3.04 acre parcel and 2.2 acres of conservation easement and they are designating an additional 10.63 acres on the 48 acre parcel as open space. This is far more than they are required to set aside and they want to reserve the right to use it for the open space requirement calculations on future development. He

continued that in working with the Town Engineer, they no longer need the waiver of Section 6-16-1 through 6-16-6 and Sheet SD4 shows the stormwater detention area. An area was originally designed to keep stormwater on site adjacent to this lot however they have added more. He summed up that he feels that they have met the requirements for the subdivision of the two parcels.

Mr. McPherson asked if the Commissioners had any questions or comments –

→ Mr. Goeschel asked if they were clear on the open space. ←

Mr. Balantic asked if the ¼ acre shift was to allow for the conservation easement.

Mr. Torrance said that went to wetlands and they approved it as a lot.

Mr. Balantic said that it looks like it is a good swap. He asked when the open space would be finalized.

Mr. Torrance said that per the opinion of Counsel, they do not have to do it until the development is finished so it could go on for quite some time. However – as per this 10 acre piece – he said they will put the conservation easement on it now but reserve the right to include it in future calculations.

William Scheer, Town Engineer explained the stormwater regulations noting that in a subdivision like this one where they are in the woods – there are basically swales and indentations in the ground. They are meant to catch the stormwater to pool and let it go into the ground. He said that he would review it out in the field when they start development but there is enough area and woods for the water to go into the ground.

Mr. Torrance said that while they requested a waiver of the stormwater regulations that it is basically a moot point and they do not need one.

Mr. McPherson called for any comments from the public –

Hearing none –

He called for a motion to close this Public Hearing –

****MOTION (1)**

Mr. Balantic moved to close this Public Hearing.

Mr. Bohmbach seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Mr. McPherson closed this Public Hearing at 8:05 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

EXHIBIT 7

EAST LYME PLANNING COMMISSION

Regular Meeting, July 7, 2020. 7:00 PM

East Lyme Town Hall, Upper Meeting Room
108 Pennsylvania Avenue, East Lyme, Connecticut

CHAIRMAN: Kirk Scott
SECRETARY:

PLANNING DIRECTOR: Gary Goeschel II
RECORDING SECRETARY: Sue Spang

CALL TO ORDER 7:02

I. ROLL CALL + PLEDGE OF ALLEGIANCE

Present: Kirk Scott, Michelle Williams, Nichole Davison, Richard Gordon, Elizabeth Allen, Alt.

Absent: Thomas Fitting, Mary Salvatore, Brian Bohmbach, Alt. Vacancy, Alt.

Also Present: G. Goeschel, M. Salerno,

II. CALL FOR ADDITIONS TO THE AGENDA-no additions

III. CALL FOR PUBLIC DELEGATIONS-No public delegations

IV. REPORTS

- A. Communications-no report
- B. Zoning Representative-no report
- C. Ex-Officio

Selectman Salerno informed the commission:

- town hall has fully opened this week
- there are no plans to have in person board and commission meetings at this time
- the BOS has approved additional funding for the Public Safety Building which will go to the BOF and referendum

D. Planning Director: Gary A. Goeschel II-no report

E. Sub-Committees

- **Walkability-** G. Goeschel suggested the walkability study compiled by a previous member D. Phimister be rolled into the POCD.
- **Plan of Conservation and Development (POCD) Steering Committee-** M. Williams stated they have not met since January due to COVID 19. She reported the public forum went well and they received good feedback. The draft POCD will go to the BOS in August and the Planning Commission will receive it at the same time. G. Goeschel stated the Governors 90-day extension does not apply to the POCD.
- **East Lyme Subdivision Regulations-** G. Goeschel suggested waiting until after the POCD is complete
- **Chairman-** K. Scott thanked the members of the POCD subcommittee for all their hard work. G. Goeschel read the rules for participating in a ZOOM meeting and informed the public and members that all information pertinent to tonight's meeting is on the town's website.

V. APPROVAL OF MINUTES

A. January 7, 2020 Regular Meeting Minutes

MSC (Williams/Gordon) to approve the January 7, 2020, Regular Meeting minutes as presented. Vote: Approved Unanimously.

FILED

July 10 20 20 AT 3:25 AM/PM
(Signature)
EAST LYME TOWN CLERK

- VI. PUBLIC HEARINGS-None
- VII. SUBDIVISIONS / RE-SUBDIVISIONS - (PENDING)- None
- VIII. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a] no zoning referrals
- IX. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] -none
- X. OLD BUSINESS - None
- XI. NEW BUSINESS:

- A. Application of Kristen T. Clarke, P.E., for English Harbour Asset Management LLC, Owner; Application for a 4-lot re-subdivision of approximately 3.8 acres of land zoned RU-40, located at 22 and 2 Upper Kensington Dr., East Lyme, Assessor's Map 40.0, Lot 22 and 23.
- C. Application of Jason Pazzaglia, for Pazz and Construction LLC, Owner; Application and waiver request from Section 23.5 B of the East Lyme Zoning Regulations for a 1-lot re-subdivision of 5.29 acres of land within the R-40 zoning district located at 24 Darrows Ridge Rd., East Lyme, Assessor's map 44.0, Lot 8-31.

The commission scheduled a Public Hearing for items A. and C. for July 27, 2020 at 7:00

- B. Request of Paul M. Geraghty, Esq., Attorney for English Harbour Asset Management LLC, for release of Open Space Covenant, Recording of Conservation Easement in favor of East Lyme Land Trust, Inc., and Release of the Conservation Easement in conjunction with the Nottingham Hills Subdivision Phase IV.

P. Geraghty gave background on the subdivision and the approximately 36 acres proposed to be donated to the East Lyme Land Trust. He stated that the applicant has to submit the title insurance policy to DEEP; DEEP has seen the covenant and they will not accept the title policy that has the covenant in it. He then spoke to the insurance company and they would like it removed due to DEEP's request. The applicant believes the covenant has been satisfied and therefore requests the commission release the open space covenant.

P. Geraghty stated they have donated 41.35 acres of open space to the East Lyme Land Trust. G. Goeschel stated the applicant has satisfied the open space requirements.

The two conservation easements were given to the town by the previous developer and they are asking that they be assigned to the East Lyme Land Trust. He informed the members that the transaction will be held in escrow; if the agreement fails to go forward then the town will not lose the conservation easements.

G. Goeschel stated the town attorney is declining to comment on this application due to a conflict of interest.

P. Geraghty informed the members that because DEEP is awarding a grant they will apply their own requirements/easements to assure the East Lyme Land Trust will abide by the grant award.

MOTION: (Williams/Gordon) Move to FIND the terms of the open space covenant record on the East Lyme land record book 653, page 355 as the terms of of the covenant have been met with the dedication open space as part of the Phase II of the Nottingham Hills Subdivision and hereby authorize the Planning Commission Chairman to execute the release of covenant. Vote: Approved Unanimously.

MOTION: (Gordon/ Davison) move to assign the Conservation Easement in favor of the Town of East Lyme recorded in book 742, page 502 and book 870, page 689 to the East Lyme Land Trust and to authorize the Planning Commission Chairman to execute said agreement and the Town of East Lyme shall hold in escrow the release of the covenant and assignment of the conservation easement pending recording. Vote: Approved Unanimously.

D. Application of the Town of East Lyme Inland Wetlands Agency for a text amendment to amend section 2.1 of the East Lyme Inland Wetland Regulations to change the Definition of a "Regulated Activity" by enlarging the distance of the boundary for a regulated activity from 100' from an inland wetlands and/or watercourse to 500'.

G. Goeschel gave background on the text amendment of the East Lyme Inland Wetlands Regulations. He created a map for the public hearing comparing the current regulated area and the proposed regulated area. If the proposed changes are enacted the regulated area would cover most of the town. If adopted, then any proposed activity would require an application which would necessitate hiring more staff. DEEP suggests that 100' is sufficient for the Upland Review Area.

After a lengthy discussion on the role of the IWA jurisdiction and authority and if the Planning Commission should issue a comment on a regulation change by another commission, the members did not want to approve or disapprove the proposed regulation change as they did not have the expertise to comment. K. Scott understood increasing the regulated area but did not know the reasoning for increasing the regulated area by 400 feet. G. Goeschel informed the members that it is not clear why the 500' as compared to a lesser amount. It was the consensus of the Planning Commission that they want to support empowering the IWA to enact their regulations. The Commission suggested the IWA watch the recording of their discussion and read the minutes.

E. Bylaws-tabled

F. Subdivision Regulations and Fees-tabled

XII. ADJOURNMENT MOTION: (Gordon/Davison) to adjourn at 9:08 Vote: Approved Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary

2020 Meeting dates: February 4, March 3, April 7, May 5, June 2, July 7, August 4, September 1,
October 6, November 10*, December 1.

*Second Tuesday of the month

EXHIBIT 8

MEMORANDUM

TO: GARY GOESCHEL, DIRECTOR OF PLANNING

FROM: MARK E. BLOCK, ESQ.

DATE: FEBRUARY 1, 2010

RE: OPEN SPACE DEDICATION - HERITAGE AT EAST LYME RESUBDIVISION

You have asked for an opinion in regards to open space dedication for the proposed resubdivision of Heritage at East Lyme. (the "Resubdivision")

The facts as related to me are that Heritage at East Lyme was, when first subdivided ("Original Subdivision"), an estimated 330 acre tract of land ("Original Tract"). The Original Subdivision contained one lot comprised of a 198 acre tract, which is the subject of the resubdivision application ("Subject Parcel"). At the time of the approval of the Original Subdivision, there was approximately 39.45 acres dedicated as open space as a condition of that approval.

The question presented is can the Planning Commission require a dedication of additional open space as part of the approval of the Resubdivision.

Conn. Gen. Stat. §8-25 provides that the Town's subdivision regulations may require the applicant by deed, payment of a fee or combination of the two, to provide the Town with open space of a value not to exceed 10% of the fair market value of the land to be subdivided "prior to the approval of the subdivision".

Section 10-5 of the Subdivision regulations is consistent with the General Statutes, and says that in arriving at the fee in lieu of the dedication of the land, the fee cannot equal more than 10% of the "fair market value of the land to be subdivided "prior to approval of the subdivision."

Further, Section 10-2-2 of the Subdivision Regulations says that if a parcel "is subdivided in stages, the open space dedication attributable to the subdivision of a portion of the entire tract" may be deferred to a later date. The critical language in this section is the reference to the subdivision being in stages and calculating open space based upon the entire tract.

There are no cases on this precise issue, so one must look to the language of the statute and the regulations. In this case the Original Tract that was submitted to the Commission for subdivision approval comprised 330 acres. The Commission required, per its regulations, that the Developer set aside open space calculated on the number of acres in the Original Tract, i.e., 300 acres. Both the Statute and the Regulations speak of the dedication for open space to be from the land to be subdivided. The Town's regulations also speak of a subdivision developed in stages, with provision for deferral of the open space. In my opinion, since with original developer met the open space requirements at the time of the

Original Subdivision, and made that dedication out of the Original Tract, the Commission cannot require an additional dedication from the Subject Parcel, which is a resubdivision of a portion of the Original Tract/Subdivision.

M:\users\MEB\East Lynn\open space memo.wpd

EXHIBIT D

Geraghty & Bonnano, LLC

Attorneys at Law

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

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

August 10, 2021

Via Email: sarah.sportman@uconn.edu
Sarah Sportman
Office of State Archeology
University of Connecticut
354 Mansfield Road
Unit 1176
Storrs, CT 06269

Dear Ms. Sportman:

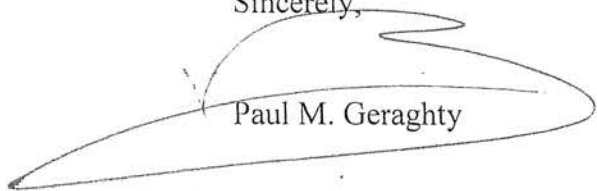
Attached please find the subdivision plans and historical use information my client English Harbour Asset Management, LLC, has submitted to the Town of East Lyme Planning Commission as part of the subdivision application for property known as 121 Upper Pattagansett Road, Assessors Map 35.0-44, East Lyme, Connecticut. The intent of my client is to develop eight (8) residential building lots along Upper Pattagansett Road and to continue to use the remainder of the property in a manner consistent with its use during the past 85+ years as a camp ground.

As is evidenced by the attachments, Ex. A, and the subdivision plans which include the "existing conditions map" there are numerous structures, paved and gravel roads and parking areas and underground utilities on the property that which has been utilized as a Girl Scout Camp since at least 1936.

We would appreciate your review of the attached to determine if an archeological survey is necessary.

Thank you for your assistance and please let me know if you need any additional information.

Sincerely,

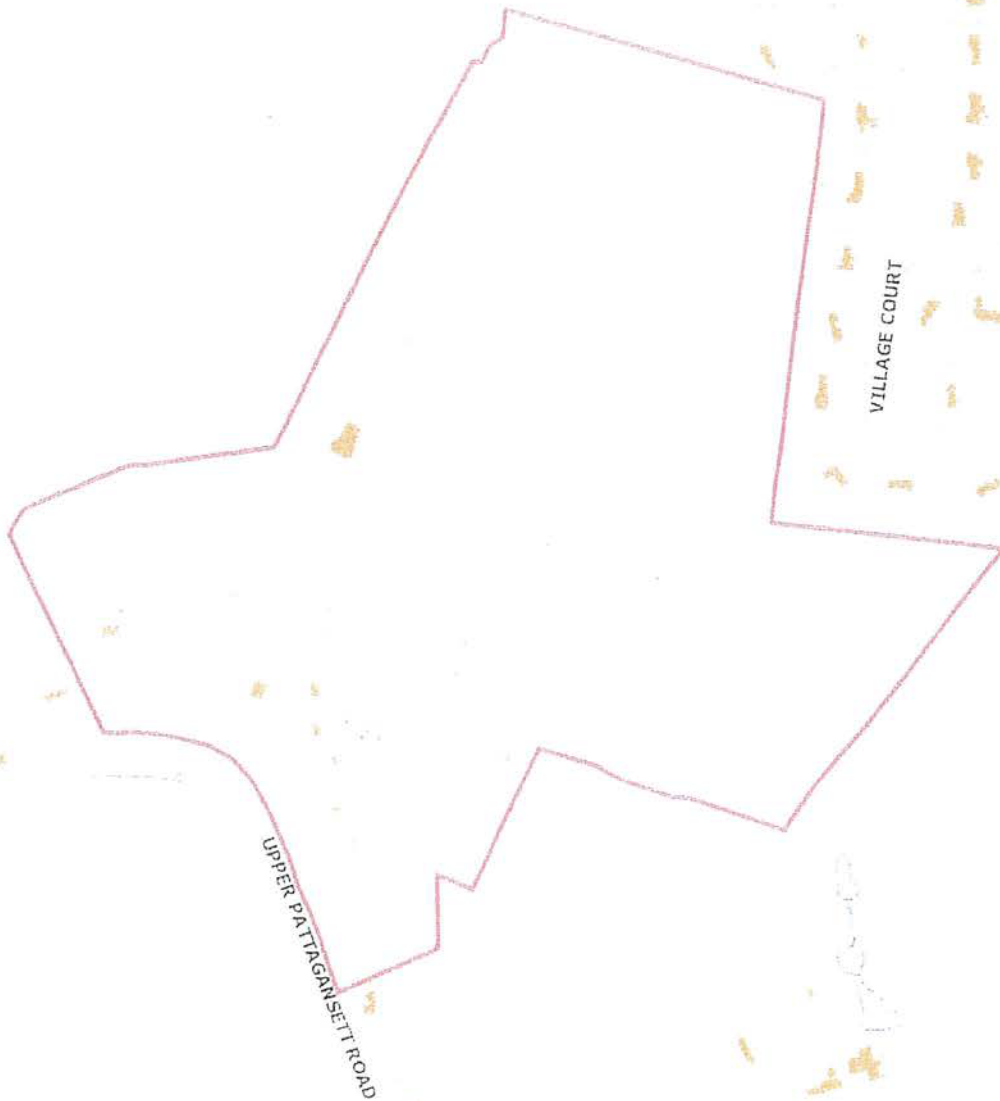


Paul M. Geraghty

Enc.

CC: client w/o enc.

EXHIBIT A



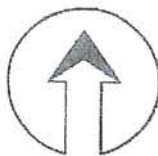
121 UPPER

5/11/2021 10:30:43

1"=500'

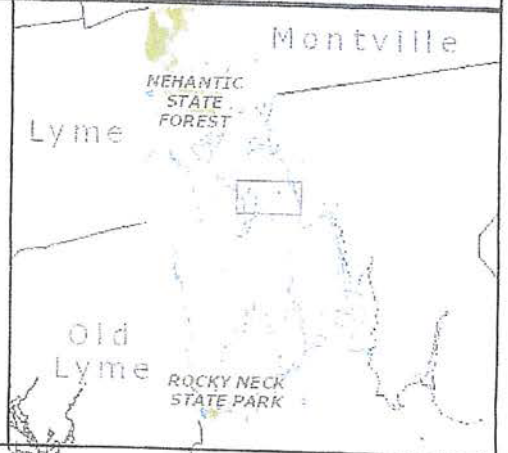
Property Information

Parcel ID	35.0 44
Address	121 UPPER
Sale Price	\$843,146.00



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

Tight & Bond



Water Lines

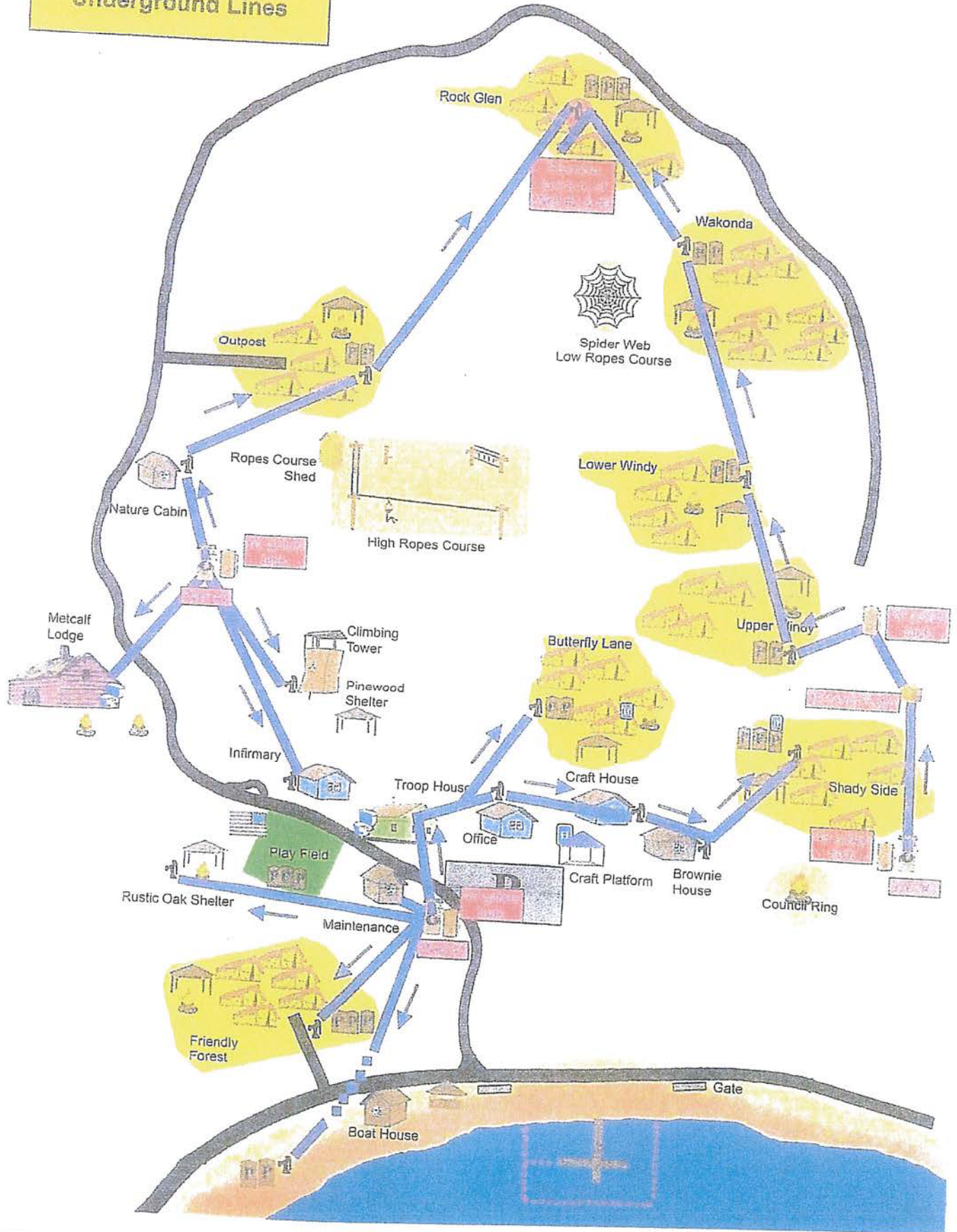
Overground Lines

Underground Lines

Camp Pattagansett

87 Acres

East Lyme, CT



Camp Pattagansett Building Inventory

Metcalf Lodge

Dimensions: 60X40+53X40 (Wood Structure)

Features: 3 common rooms, 3 kitchens, 2 bathrooms, 2 storage rooms and 1 fireplace upstairs. In the basement is a furnace room, storage room oil fired hot air furnace, and water heater . A oil storage tank is also located in the basement.

Appliances: 3 electric ranges, 3 refrigerators, 3 kitchen sinks, 1 shower, 6 toilets, and 6 bathroom sinks.

Contents: 18-8 foot folding tables, 75 metal folding chairs and 60 sleeping mats

Nature Cabin

Dimensions: 15X18 (Wood Construction)

Features 2 rooms and materials to support nature projects.

Infirmary

Dimensions: 16X20+10X16 (Wood Construction)

Features: treatment area, sickbay area, isolation room, and bathroom.

Appliances: Electric hot water heater, kitchen sink, refrigerator, toilet, and bathroom sink.

Contents; 4 cots with sleeping mats, medical bench, metal locker and medical supplies.

Caretakers House

Dimensions: 24X40 with 16 ½ X 19 ½ deck

Features: 3 bedrooms, living room, kitchen/dining area, bathroom.

Appliances: Oil hot air heater, electric water heater, electric range, refrigerator, dishwasher, kitchen sink, shower, toilet, bathroom sink and air conditioner

Adjacent to house is a metal storage shed, dimensions 5X10.

Office

Dimensions: 20X34 (Wood Construction)

Features: 1 room, fireplace.

Appliances: Electric hot water heaters, 3 door commercial refrigerator (2004) 2 standard refrigerators and a commercial sink.

Craft House/ Trading Post

Dimensions: 16 ½ X 22 ½ + 8X9
(Wooden Construction)

Features 2 room, used for arts and crafts, contains arts and crafts supplies.

Brownie House/Troop Equipment Shed

Dimensions: 18 ½ X 24 ½ + 8X16
(Wooden Construction)

Features: common room, storage room, kitchen, fireplace

Appliances: Refrigerator and kitchen sink

Boat House

Dimensions: 18X18 (Wood Construction)

Features: 1 room, used to store canoes, funyaks, paddle boats, personnel flotation devises, paddles and other waterfront supplies.

Maintenance Facility

Dimensions: 27X50 (Wood Construction)

Features: 2 rooms with electric space heaters, and 2 overhead garage doors.

Contents: Contains all maintenance tools to support the camps. Lawn tractors, PUG, table saws, compressors, electric jack hammers, refrigerator and many small tools. A separate inventory list is available for this building.

Unit Shelters

Dimensions: 14X20 (Wooden Construction)

6- Kitchen Shelters

1- Picnic Shelter

Tent Platforms:

42 singles

1 double

Dimensions: 14X16

Contain 4 cots and mattresses and 1 tent per platform
Contains 8 cots and mattresses with 2 tents

**Climbing Tower:
Pavilion**

(Wood Construction)

Dimensions: 25X40 (Wood Construction)

UPPER PATTAGANSEIT Upper Pattagansett Road, East Lyme, Connecticut

Take exit 75 from Connecticut Turnpike onto Route 1. Go ahead through the crossroad, past the Flanders Firehouse. Take the first right which is Upper Pattagansett Road. Go one mile. The camp entrance is on right.

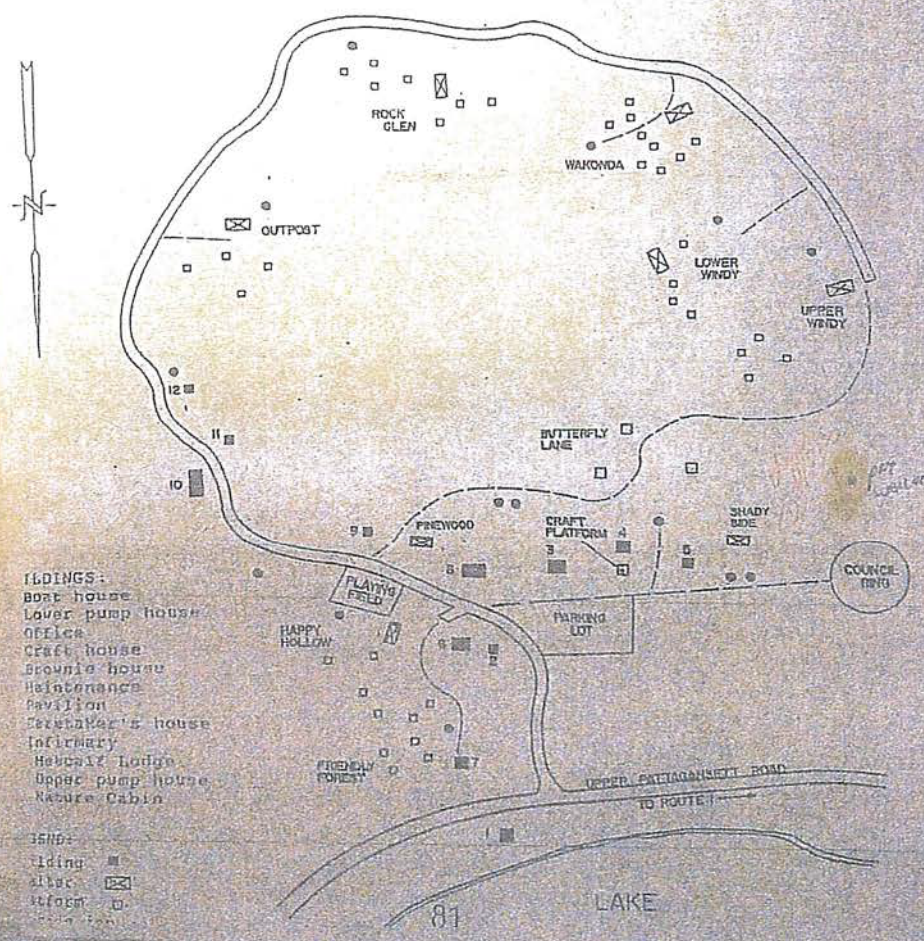
FROM WEST: Take exit 74 from Connecticut Turnpike. Turn left and then take the next left onto Route 1, at the crossroads. Then follow the directions above.



GIRLS SCOUTS
Connecticut Trail Camp
of Girl Scouts

Map made by Scout

6051
6930

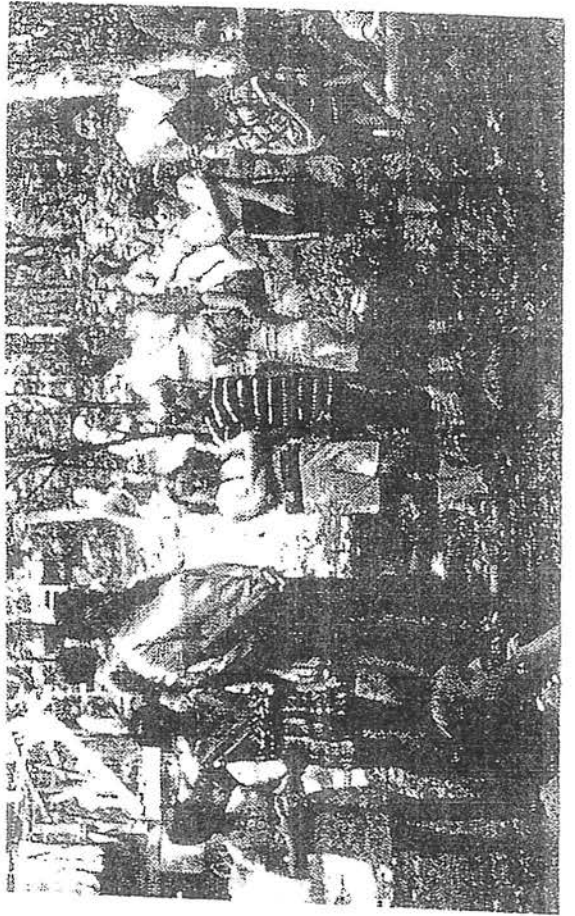


Pattagansett Memories

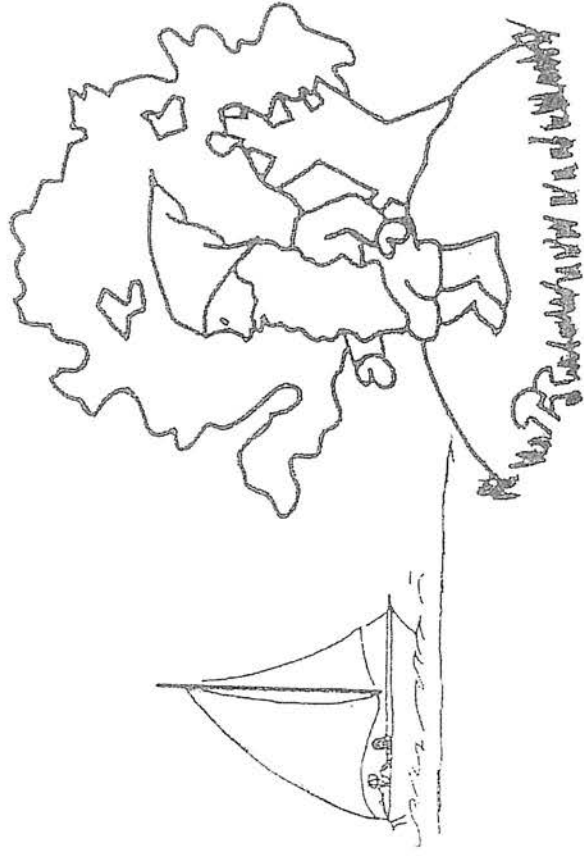
Boats sailing gently on the lake,
Girls' voices calling as they cross to swim,
Night sounds: crickets, katydids, locusts,
Early morning bird calls
And squirrels frisking over the tree branches,
Rain pitter-pattering on the tent fly,
Sun sparkling through the oak trees,
Smoke curling up from the evening campfire,
"Taps" mournfully fills the air.
Peace descends on my camp.

I loved it once.
I miss it now!

Jane Schmidt



CAMP PATTAGANSETT 1936-1986



OUR GNOMES

Camp Pattagansett was very fortunate when, seven years ago, a group of gnomes took up residence here. They settled in a hollow of a tree behind the building which is now the office.

Good things began happening. Scouts who did good things would find a gum drop tree in their unit. Groups who worked to keep the camp clean were rewarded with goodies. Campers began to write notes to the gnomes and received answers.

Gnomes are twilight and night creatures. They do their work and play their games during short, sultry summer nights and long cold winter nights.

Gnomes can talk with animals and help them when they are sick or wounded.

The adult gnome is about 6 inches tall (without cap), he weighs about 10½ ounces. The gnomes life span is about 400 years.

Gnomes are very fussy about where they live. Aren't we lucky to have them?



CAMP PATTAGANSETT CHRONICLE

- 1936 New London Council purchased 52 acres of woodland property on Lake Pattagansett in East Lyme.
- 1937 Camp site approved by Girl Scouts, local and state authorities. The old camp site of New London Council, Camp Cedarcrest at Gardner's Lake was moved to Lake Pattagansett.
- 1938 Camp fee was \$8 a week for council Girl Scouts. 55 girls per session were in three units. Happy Hollow, Outpost, and Wind-on-the-Hill. Camp ran for five weeks.
- 1939 New lodge was built to serve 100 girls for meals and recreation. It was dedicated to Francis Miner Graves, founder of Girl Scouting in New London area.
- 1940 Camp expanded to seven weeks of operation, first two week session offered.
- 1941 Camp fee was \$8.50 for one week.
- 1942 Campers had to bring sugar ration book to camp. The camp fee was \$10 and was offered for eight weeks.
- 1943 \$1 per week was suggested as ample spending money for Trading Post. A camp Victory Garden food for campers.
- 1944 The fee was \$11. You could rent a mosquito net for 10¢. Wakonda was opened for first time.
- 1945 \$12 was the fee. Wakonda was the Sailor unit. A new dock was put in place, donated by local Kiwanis Club.
- 1947 Fee is now \$14.
- 1948 \$14.50 was the fee this year.
- 1950 Martin Branner was a special feature for many sessions.
- 1951 \$16.50 was the fee for all sessions are two week periods.
- 1954 Fee was \$17.50 and a new camp uniform was required. "greenies" (a white blouse with a collar, tie and green shorts. New unit was established, Rock Glen. Established troop was first offered.
- 1957 Fee increased to \$19 per week.
- 1958 First special program, Senior Week, offered prior to camp. Cook's cabin was completed. 22 acres were added, at a cost of \$7,200.
- 1960 Fee was \$22.50. 85 girls per session. Seabees built the shower house for first use.
- 1961 25th reunion was attended by 15 campers.
- 1962 New England Camp exchange unit.
- 1963 Primitive practice patrol of the council for National Senior Roundup was held at camp.
- 1964 First camping year after merger to form Connecticut Trails.
- 1965 Fee was up to \$26. Colored flashers and green knees socks were added to the camp uniform.
- 1966 Outpost unit was closed. Camp capacity was 104. Lodge destroyed by FIRE.
- 1967 Council Bike Unit started from here. The new lodge was dedicated to Evelyn Metcalf. Fees fluctuated for special units, averaging \$30 to \$35.
- 1968 Senior Service Aide Projects were offered.
- 1970 Pattagansett Day Camp was established for Pattagansett Day Camp.
- 1971 Fee was \$37.50 to \$40. The C.I.T. unit was here. A new pavilion was completed for day camp.
- 1972 Last year for resident camping. Three sessions held.
- 1973 Core staff available on request for troops.
- 1974 Introduced family camping.
- 1975 Charter Oak Encampments, "Life in Colonial America" and "One From Many."
- 1976 Referred as Pattagansett Outdoor Club. Charter Oak Weekend, "From Plymouth ay to Mars." Two sessions of Day Camp, five day weeks.
- 1977 Charter Oak weekend, "Land, Sea & Sky," \$11 per girl. Lodge BURNED again.
- 1979 First year new lodge officially used. U-Count weekends began. "Around the World in 3 Days." Day camp was held for two sessions at \$42 per session. Camp became site of annual Indian Lore Troop In-Gatherings.

1980

U-Count "Almost Everything Goes" arts weekend. Senior Summer Seminar held.

1981

U-Count program. "When You Wish Upon a Star." career explored.

1982

Camp is now 87 acres. U-Count is "Magic Moments." featured performing arts.

1985

U-Count

1982

Camp is now 87 acres. Junior Roundup was held and first week of resident sailing camp too. U-Count. "Singing in the Rain."

1983

U-Count. "The Year of the Flood."

1984

U-Count. "Magic Moments." was performing arts program.

1985

U-Count. "Your World & Mine." was people program.

1986

Discovery weekend. Formerly U-Count. was a career program. "When I Grow Up." \$110 per session. Discovery Weekend on the outdoors was "Out n About." \$115 was charged per session for Day Camp.

Aunt Polly

Mushrooms to eat and collect.

Mark Twain ~ her hero.

Her one pigtail fell carelessly

over her left shoulder.

The Jay belonged to her,

but she lovingly shared with me,

And her Elf tree is a legacy

for us all!

Roy

He comes charging

into camp

In his red truck,

which we lovingly call

the "red alarm clock."

He growls about

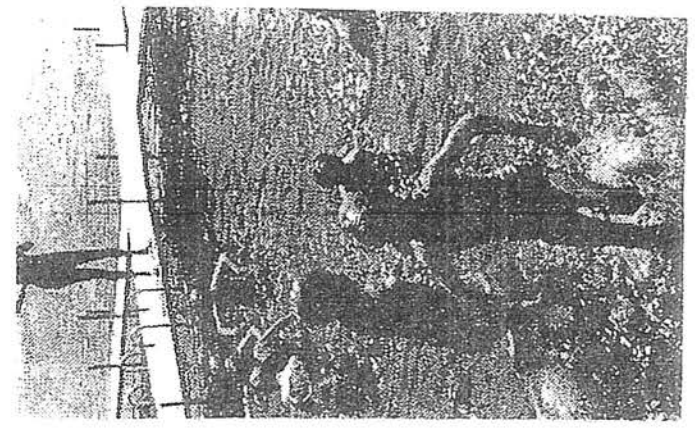
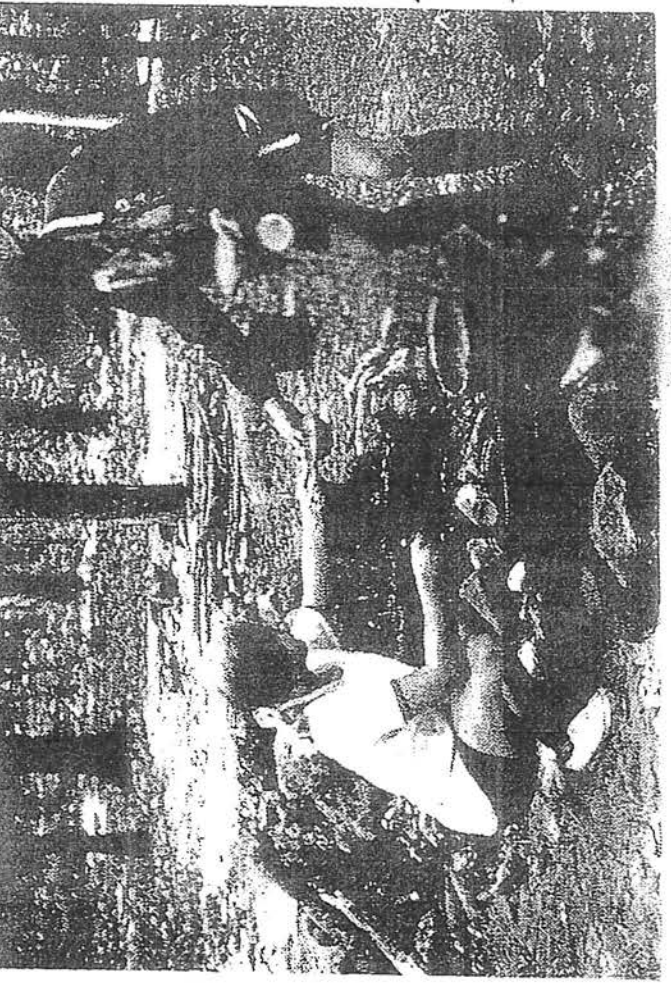
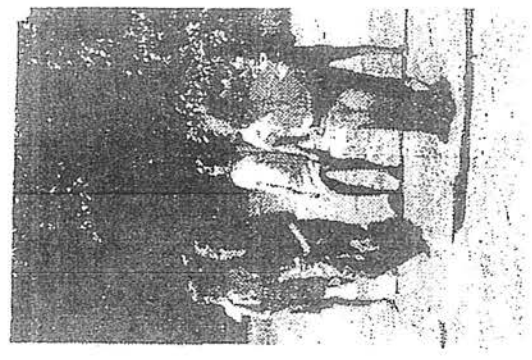
the weather

and the work,

But he fixes everything

"good as new."

Jane Schmidt



MAIN CHANGES MADE AT CAMP PATTAGANSETT

1954

Change

Who Responsible

270 ft. of pipe replaced in water well
 New water pump. Details in '54 narrative report.
 Larger transformer
 Tulip Tree planted.
 New Canoes--\$200.

Mr. John Bargeon
 Conn. Power Company
 Mrs. Michael Onuparik

Old Towne, Maine, through
 Mr. Warren Bayreuther of
 Miantic.

Outside light at Lodge and outside
 light at infirmary.

Mr. James Rainey

Floating dock extension made.

Joan Miller and her
 waterfront staff.

New benches in dining hall.

Mr. C. Caulkins,
 Green Acres Shop.

1955

New Lodge door and Cabin back door locks.

John Metcalf

New Office door and lock.

Mr. Robert Gross

Flag pole moved from Lodge to field.

Conn. Power Co.

Plywood row boat--\$80.

Through Gordon Fraser,
 Miantic Boat Yard.

Second hand Sail Boat--\$100.00

Cold Cellar

Volunteer help from the
 Brick Layers' Union,
 Mr. Martin.

Kitchen shelter and Hobby Hall.

Mr. Charles Saunders.

Hobby Hall plans.

Mr. Donald Cruise.

New Unit, "Rock Glen"

Volunteers--refer to Camp
 Com. file. Tents purchased
 by Mr. Walter Rice, Miantic.

Boathouse stained.
 Infirmary and Office painted.

Junior Camp Committee.

Extended waterfront.

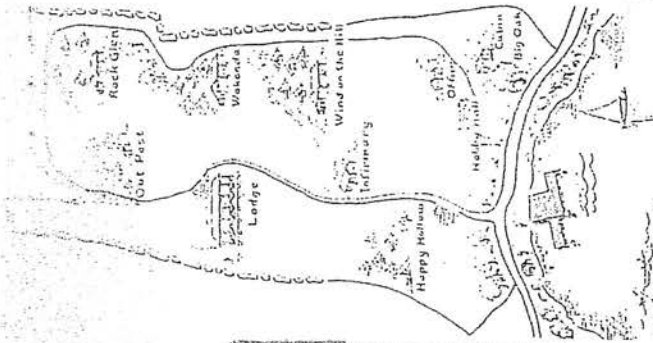
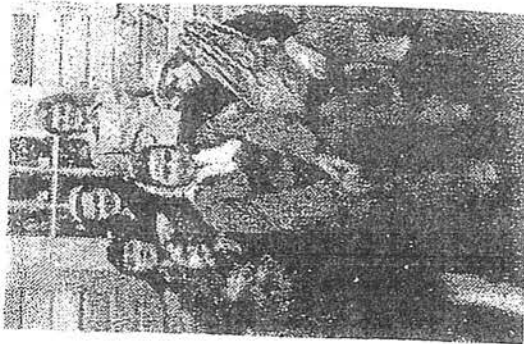
Volunteer Boy Scout Explorers,
 Mr. Whitaker, leader.
 Mr. Doyle--Sand load donated.

New boathouse padlock. Combination 3233.

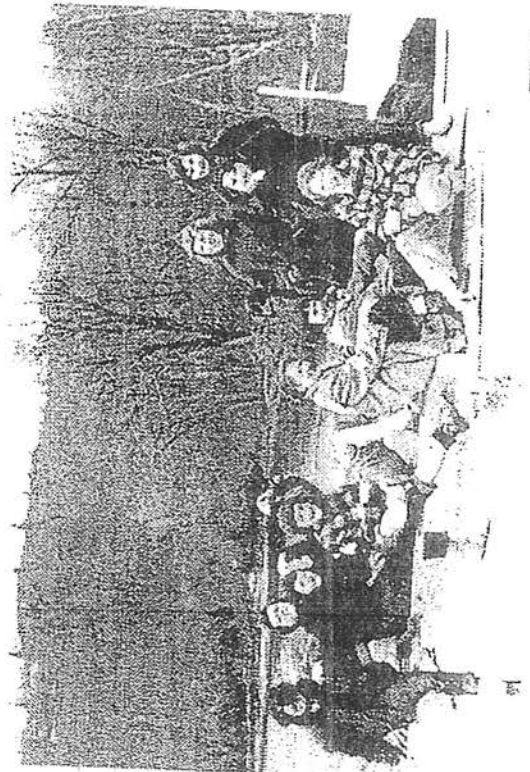
Warren Rothmann.

Portable telephone extension in office
 for season.

Notify Telephone Company.



Map of Camp Pattagansett



CAMP PATTAGANSETT'S 50th CELEBRATION PROGRAM

- 1 to 6 pm Saturday
Welcome to staff 1936-1986
Time to reminisce, tour camp, swim (2-4) and view
memorabilia in Metcalf Lodge.
Banquet (catered by the Daughters of the Four Winds).
fruit salad
stuffed flounder or chicken Bourdeau
rice pilaf
vegetable medley
rolls & butter beverage
- 6 pm
Campfire at the Council Ring
Dance of the ages
by the Daughters of the Four Winds
Sing-a-long

- 9 to 11 am Sunday
Church Services if your choice in East Lyme
12 to 2 pm
Troops Arrive
Ceremony of Remembrance and Renewal
Welcoming Remarks
Acknowledgements
Camp Uniform Fashion Show
song - "Girl Scouts Together"
Presentation of Gifts of Service by Troops
Unveiling of Gnome carving
song - "On My Honor"
- 2:30 to 5 pm Swimming, picnicking and just plain fun!
5:50 pm Good Night, Scouts!

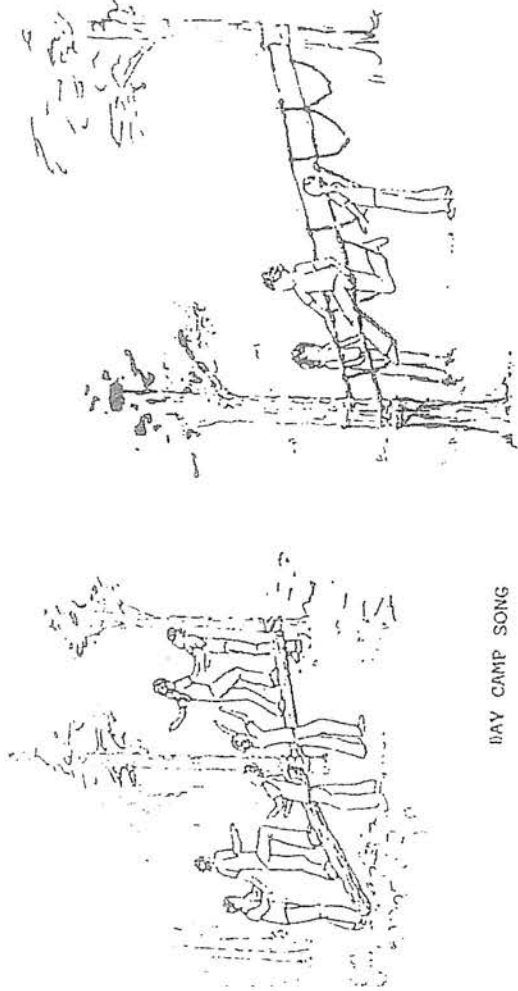
50th ANNIVERSARY COMMITTEE

- Co-chairwomen Mary J. Hill and Judy Coetano
JoAnn Basso
Sharon Burdy
Bobbie Farnsworth
Barbara Robinson
Martha Spruitenburg

SPECIAL THANKS

- Koy Bissonette For preparing a permanent home for the gnome.
Marlene Stevens For donating her time on the waterfront.
Troop 3032 of Grotton
Troop 3228 and 3108 of Mystic
Troop 02024 (Spec. Int.) For their service as aides.

All who donated to the Joan Briggs Memorial Fund; especially Alora
Crackshank Self, who was responsible for the actual creation of
the gnome.



HAY CAMP SONG

From the shores of Pattagansett Lake
to the heights of upper Windy
We have hiked and had camp fires around the camp
Swimming, crafts and cook-outs too.
We wrote lots of letters to our gnomes.
And they answered them all night.
Pattagansett Day Camp is the place
to-o- make our summer bright.



PATTAGANSETT PRESERVE AT NOTTINGHAM HILLS

(ALSO KNOWN AS NOTTINGHAM HILLS SUBDIVISION PHASE 5)

NOTICE

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN. THE FINAL PLAN SHALL BE THE PLAN AS APPROVED BY THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS.

2. THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS SHALL HAVE THE FINAL SAY IN THE MATTER OF THE APPROVAL OF THIS PLAN.

3. THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS SHALL HAVE THE FINAL SAY IN THE MATTER OF THE APPROVAL OF THIS PLAN.

4. THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS SHALL HAVE THE FINAL SAY IN THE MATTER OF THE APPROVAL OF THIS PLAN.

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10. THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS SHALL HAVE THE FINAL SAY IN THE MATTER OF THE APPROVAL OF THIS PLAN.

NOTTINGHAM HILLS SUBDIVISION
PHASE 5

PREPARED FOR
KRISTEN T. CLARKE, LLC
ENGLISH HARBOR ASSET
MANAGEMENT LLC
1712 PIONEER AVENUE, SUITE 1939
CHEYENNE, WY. 82001

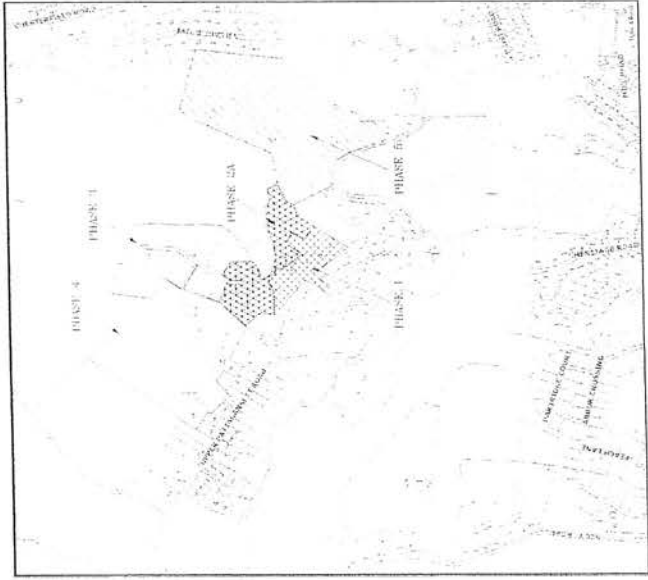
PROPERTY OWNER
GOLD SPRING LOT MANAGEMENT LLC
18 DRABIK ROAD
EAST LYME CT 06424

SHEET 1 OF 5
JOB NO. 18-036

DATE: AUGUST 3, 2021



CERRICK - MEELEN LLC
181 BOSTON POST ROAD, SUITE 100
EAST LYME, CONNECTICUT 06424
TEL: (860) 442-2011 FAX: (860) 442-2506

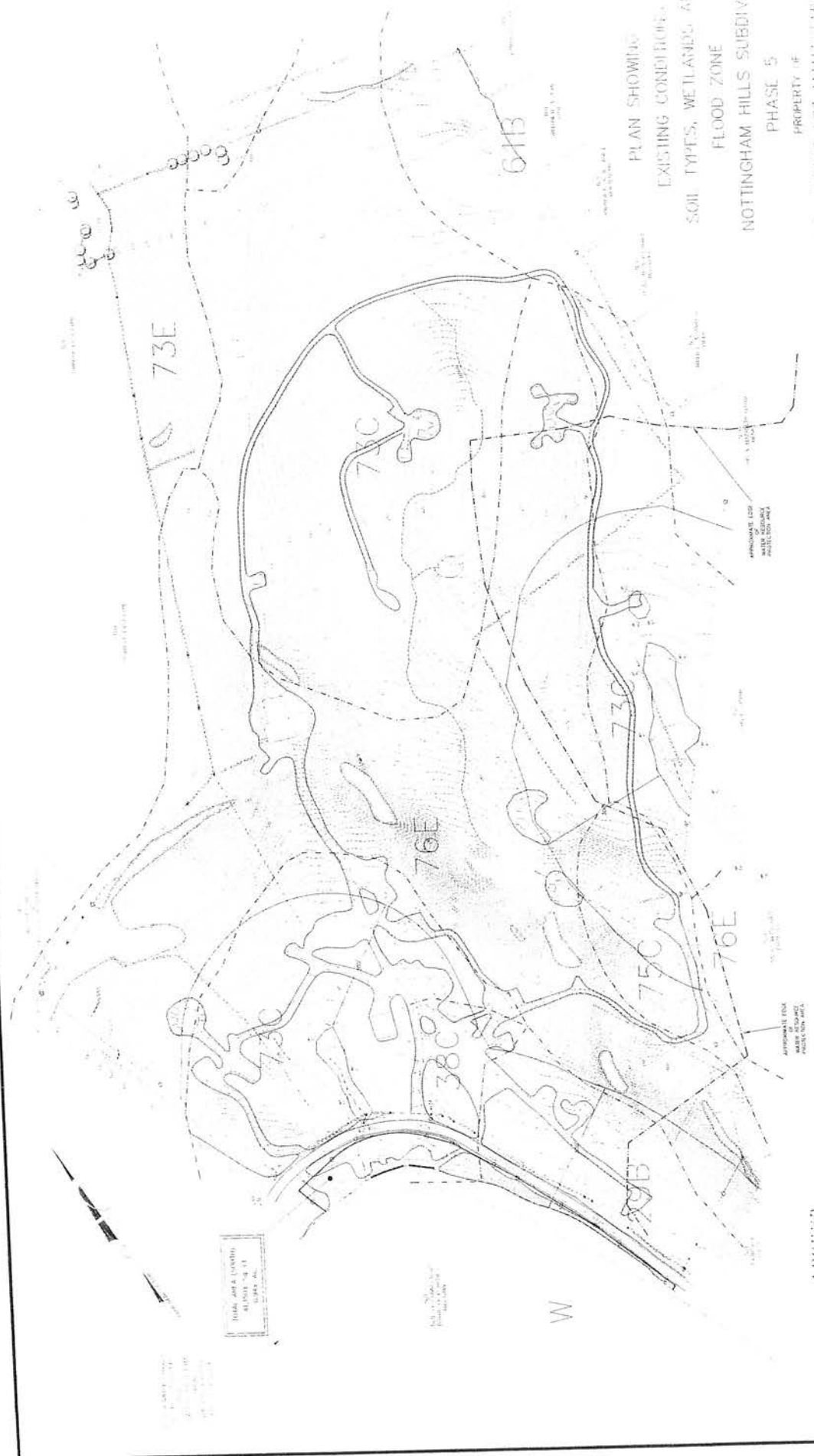


APPROVED BY THE EAST LYME
PLANNING COMMISSION

COMMISSIONER: _____
APPROVED: _____
DATE: _____

NOT TO BE CONSIDERED A FINAL PLAN
THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN. THE FINAL PLAN SHALL BE THE PLAN AS APPROVED BY THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS.

DATE: _____



PLAN SHOWING
 EXISTING CONDICTIONS
 SOIL TYPES, WETLANDS AREA
 FLOOD ZONE
 NOTTINGHAM HILLS SUBDIVISION
 PHASE 5
 PROPERTY OF

COLD SPRING LDI MANAGEMENT LTD
 121 UPPER PATTAGANSETT ROAD
 EAST LIME CT, CT 06255

SCALE: 1" = 100'
 DATE: AUGUST 3, 2021

GERWICK - MERRIN LLC
 791 BOSTON POST ROAD, SUITE 200, EAST LIME, CONNECTICUT 06255
 TEL: (860)457-2201 FAX: (860)457-2205

SOIL TYPES

SOIL TYPE	DESCRIPTION
73E	Very fine sand, well sorted, 10-15% fines, medium plasticity.
73C	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
76E	Very fine sand, well sorted, 10-15% fines, medium plasticity, silty.
75C	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75B	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75A	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75D	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75E	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75F	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75G	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75H	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75I	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75J	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75K	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75L	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75M	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75N	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75O	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75P	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75Q	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75R	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75S	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75T	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75U	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75V	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75W	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75X	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75Y	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.
75Z	Very fine sand, well sorted, 10-15% fines, medium plasticity, clayey.

APPROVED BY THE EAST LIME PLANNING COMMISSION

COMMUNITY DEVELOPMENT

APPROVAL DATE: _____

APPROVED BY: _____

FORWARDED DATE: _____



LEGEND

--- PROPERTY BOUNDARY

--- EXISTING CONDICTIONS

--- SOIL TYPES

--- FLOOD ZONE

--- WETLANDS AREA

NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THIS DRAWING IS THE PROPERTY OF GERWICK - MERRIN LLC.

APPROVED BY THE STATE OF MASSACHUSETTS
 PLANNING COMMISSION



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE PROPOSED GRADING IS BASED ON THE EXISTING GRADE SHOWN ON THE ATTACHED SURVEY.
 3. THE PROPOSED GRADING IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION AND THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS.
 4. THE PROPOSED GRADING IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY AND THE MASSACHUSETTS DEPARTMENT OF CONSUMER AFFAIRS.
 5. THE PROPOSED GRADING IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF REVENUE AND THE MASSACHUSETTS DEPARTMENT OF TAXATION.
 6. THE PROPOSED GRADING IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS AND THE MASSACHUSETTS DEPARTMENT OF SOCIAL SERVICES.
 7. THE PROPOSED GRADING IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF EDUCATION AND THE MASSACHUSETTS DEPARTMENT OF HEALTH AND HUMAN SERVICES.
 8. THE PROPOSED GRADING IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF CORRECTIONS AND THE MASSACHUSETTS DEPARTMENT OF PROBATION AND PAROLE.
 9. THE PROPOSED GRADING IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF REGISTRATION AND PROFESSIONAL LICENSING AND THE MASSACHUSETTS DEPARTMENT OF STATE POLICE.
 10. THE PROPOSED GRADING IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF TERRORISM PREVENTION AND THE MASSACHUSETTS DEPARTMENT OF VETERANS AFFAIRS.

NOTTINGHAM HILLS SUBDIVISION
 PHASE 5
 GRADING AND E&S
 EAST LYME CT. 06333

PLAN SHOWING
 GRADING AND E&S
 NOTTINGHAM HILLS SUBDIVISION
 PHASE 5
 PROPERTY OF
 COLD SPRING LOT MANAGEMENT LLC
 121 UPPER PATTAGANSETT ROAD
 EAST LYME CT. 06333

SCALE: 1" = 60'
 DATE: AUGUST 3, 2021

SHEET 4 OF 5
 JOB NO. 18-0136



GERWICK - MERREN LLC
 101 BOSTON EAST ROAD, #11, BOSTON, MA
 EAST LYME, CONNECTICUT 06337
 TEL: (860)442-2200 FAX: (860)442-2205



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1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS UNLESS OTHERWISE SPECIFIED:	1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS UNLESS OTHERWISE SPECIFIED:
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.	3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.	4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.	5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

NOTES:

1. ALL EXISTING UTILITIES ARE APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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GENERAL NOTES:

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5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

INSTALLATION & MAINTENANCE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL INFILTRATION RAIN GARDENS.
2. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INFILTRATION RAIN GARDEN CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

INFILTRATION RAIN GARDEN CONSTRUCTION:

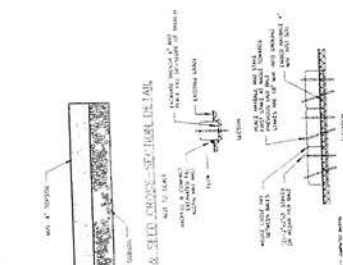
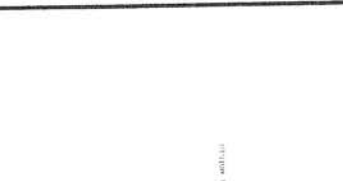
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION OF ALL INFILTRATION RAIN GARDENS.
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INFILTRATION RAIN GARDEN MAINTENANCE:

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DETAIL SHEET
NOTTINGHAM HILLS SUBDIVISION
PHASE 5
PROPERTY OF
COLD SPRING LOT MANAGEMENT LTD
121 UPPER PATTAUGHANNEY ROAD
LAST LYME CT. 06343

SCALE: 1" = 100'
DATE: AUGUST 3, 2021
SHEET 5 OF 6
JOB NO. 19-034

GERWICK - MCGREEN L.L.C.
 P.O. BOX 505 191 BOSTON RD
 EAST YPR. CONNECTICUT 06343
 TEL: (860)442-7201 FAX: (860)442-5005

APPROVED BY THE EAST LYME PLANNING COMMISSION

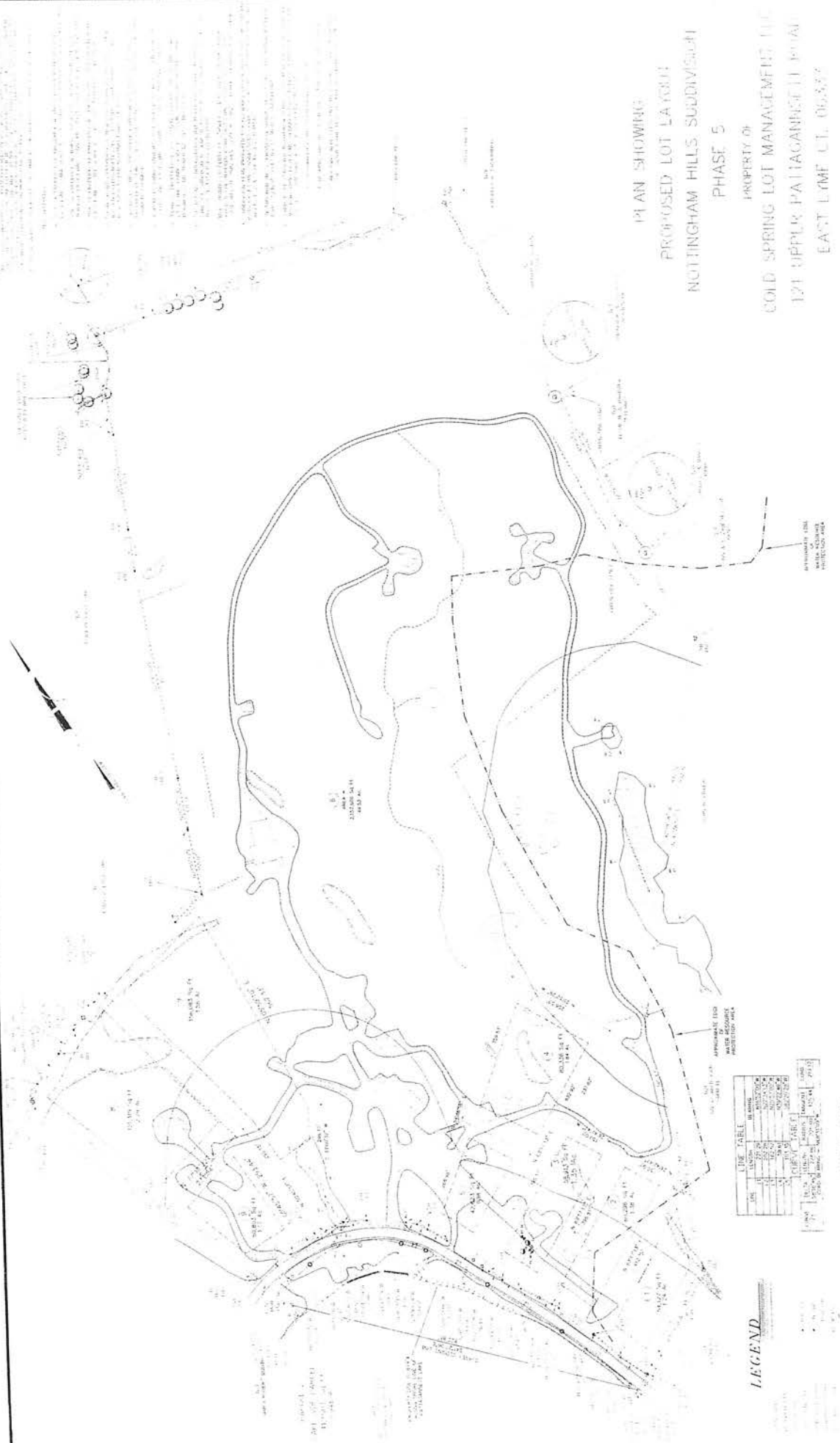
REVISION

DATE	REVISION

APPROVED BY THE EAST LYME PLANNING COMMISSION

APPROVED BY THE EAST LYME PLANNING COMMISSION

APPROVED BY THE EAST LYME PLANNING COMMISSION



**PLAN SHOWING
 PROPOSED LOT LAYOUT
 NOTTINGHAM HILLS SUBDIVISION
 PHASE 5
 PROPERTY OF
 GOLD SPRING LOT MANAGEMENT, LLC
 124 UPPER PATTAGANNEE ROAD
 EAST LIME CT, 06333**

SCALE: 1" = 100'
 DATE: AUGUST 3, 2021
 SHEET 1 OF 5
 JOB NO. 16-0156

GERWICK - MERREN, LLC
 105 RUSTIC FORE ROAD, P.O. BOX 66
 EAST LIME, CONNECTICUT 06333
 TEL (860)442-2201 FAX (860)442-2205



APPROVED FOR CITY ENGINEERING COMMISSION

IN MY KNOWLEDGE AND BELIEF, THIS PLAN IS SUBSTANTIALLY CORRECT
 AS NOTED HEREIN.

LINE	TABLE	IN	BY
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

LEGEND

- 1. PROPOSED LOT LAYOUT
- 2. EXISTING LOT LAYOUT
- 3. EXISTING ROAD
- 4. EXISTING UTILITY
- 5. EXISTING WETLAND
- 6. EXISTING WETLAND PROTECTION AREA
- 7. EXISTING WETLAND PROTECTION AREA
- 8. EXISTING WETLAND PROTECTION AREA
- 9. EXISTING WETLAND PROTECTION AREA
- 10. EXISTING WETLAND PROTECTION AREA

THE PLAN IS THE PROPERTY OF THE LAND SURVEYOR
 AND IS NOT TO BE REPRODUCED, COPIED, OR
 TRANSMITTED IN ANY FORM OR BY ANY MEANS
 WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

EXHIBIT E

September 28, 2021

Mr. Paul Garghty
38 Granite Street
PO Box 231
New London, CT 06320

Re: Proposed Subdivision, 121 Upper Pattagansett Road

Dear Mr. Geraghty:

Thank you for the opportunity to review the proposed subdivision at the above address. The proposed project includes the development of nine house lots with dwellings and associated infrastructure totaling approximately 14.3 acres. The property is located on a former Girl Scout Camp north of Pattagansett Lake. The Office of State Archaeology (OSA) previously reviewed a slightly larger undertaking at the same address in 2019¹.

Pattagansett Lake drains south five miles along the Pattagansett River to Black Point on Long Island Sound. Most of the area of proposed development is situated on level sandy loam soils in an area of high potential archaeological sensitivity. In keeping with the previous recommendations, OSA recommends a limited Phase Ib archaeological survey of undisturbed, archaeologically sensitive areas of planned disturbance within the project area, based on the assessment of professional contract archaeologists. These areas would include the planned locations of houses, driveways, septic areas, rain gardens, and other areas of planned ground disturbance. Also bear in mind that the remains of the Girl Scout camp, which was established in 1937, may require a level of photo-documentation within the final Phase Ib report. Should artifacts be identified during the Phase Ib reconnaissance survey, a Phase II follow-up survey may be required to assess the National Register Eligibility of the finds.

Should you have any questions, please do not hesitate to contact me by email at sarah.sportman@uconn.edu.

Sincerely,



Sarah P. Sportman, Ph.D.
State Archaeologist

c.c. Catherine Labadia, SHPO; Gary A. Goeschel II, Director of Planning, East Lyme

¹ Letter from Brian D. Jones, Connecticut Office of State Archaeology, to John Paul Mereen, Gerwick Mereen, LLC, regarding proposed subdivision development at 121 Pattagansett Rd, East Lyme, CT, June 24, 2019.

EXHIBIT F

Sarah L Holmes, PhD
Archaeology Consultant
Mystic, CT. 06355
860 501 1446/slh@att.net

John Paul Merein
Gerwick-Merein, LLC
191 Boston Post Rd, PO Box 565
East Lyme, CT 06333
860 442-0201

Estimate to conduct Phase 1b Archaeology Reconnaissance
Survey for Nottingham Hills Subdivision Phase 5

October 4, 2021

Dear John Paul,

Thank you for your request to submit a proposal to conduct a Phase 1b Archaeological Reconnaissance Survey for the Nottingham Hills Subdivision Phase 5 in East Lyme, CT. As stated in the letter from Dr. Sarah Sportman at OSA dated September 28, 2021, the sandy loam soils within the development's area of potential effect (APE) are considered of high archaeological sensitivity. Therefore, an archaeological survey is recommended to test undisturbed soils as well as document buildings on the Girl Scout camp established in 1937.

The estimated fee to conduct the Phase 1 Archaeological Reconnaissance Survey ranges from \$3,310.00-\$3,560.00. The survey includes a visual assessment of the project area and subsurface testing to identify areas of archaeological sensitivity. Additional research includes a review of pertinent background documentation, archaeological site files, aerial photography and historic maps. The Phase 1 determines whether a Phase 2 is warranted in the event significant archaeological remains are found. However, the consultant

factors in the cost for additional testing during the Phase 1 to alleviate the need for a Phase 2 whenever possible. The total does not list the cost of curation required by the State of Connecticut. Curation fee is dependent on artifact assemblage.

Please refer to page below for an outline of services and contact me by phone, text or e-mail if you have questions or concerns.

Sincerely,

Sarah Holmes

The Phase 1 Reconnaissance includes:

- Consultation with State Historic Preservation Office
- Review of Connecticut archaeological site files
- Review of current and historic maps
- Review of local ecology, soil morphology, and historic geography.
- Review of pertinent literature, town histories, and research publications.
- Review of land records
- Visual reconnaissance - walk-over of project area to assess visible archaeological remains and site integrity
- Photographs of historic structures
- An estimated 30 to 45 subsurface tests pits placed in 15 meter intervals within each lot and along access roads.
- Subsurface test pits measure 50 centimeters square.
- Test pits are dug with long handled shovels
- Test pits are terminated at the glacial till (depending on the soils, 50 to 80 centimeters below surface).
- To recover artifacts, soils will be screened through ¼" mesh
- The profile of each test pit will be drawn and described in reference to the Munsell color chart.
- All test pits will be completely backfilled.
- If a cultural feature is identified (i.e. hearth, storage pit or foundation) the test pit will be lined with plastic and backfilled.
- Digital photographs will be taken when required
- Artifacts will be analyzed and processed by the consultant
- If an archaeological site is identified, a site number will be assigned and an archaeological site form will be submitted to the Connecticut State Historic Preservation Office.
- The artifacts will be archived at the Museum of Natural History on the campus of the University of Connecticut. The curation fee for storage is dependent on the size of the artifact assemblage and ranges from a minimum of \$50.00 to \$150.00.
- In the event that a human burial is exposed, the State Archaeologist will be contacted.

The Phase 1 report includes:

- Project description
- Background research
- Prehistoric context/overview
- Historic context/overview
- Land-use, historic geography
- Soil morphology
- USGS map identifying project area
- Historical map review
- Recommendations - approval from SHPO

Estimate for Phase 1 Reconnaissance:

Staff Position	Hourly Rate	Hours (est.)	Total	Project
Principal Investigator	\$55.00	35	\$1,925.00	Phase 1 report, document research
Archaeology Field Technicians	25.00	45-55	\$1,125.00-\$1,375.00	Walk-over assessment/subsurface testing
Lab Analysis	\$20.00	6	\$120.00	Processing/analysis of artifacts -excavation summary
Bound reports	\$20.00 each		\$40.00	2 copies required for state archives
Overhead	\$100.00		\$100.00	
Total			\$3,310.00-\$3,560.00	

As mentioned above, the estimate does not include curation fee for storage dependent on size of artifact assemblage from a minimum of \$50.00 to \$150.00.