

Date: 12 December 2021

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

Subject Property: 121 Upper Pattagansett Rd. E. Lyme

Plan Designed by: John Paul Mereen, LS Plan Date: **August 3, 2021** Last Revision Date: **12-8-2021***

Date Paid: 10-26-2021

The plan and associated information submitted to our office on 12-10-2021 for a proposed **8** lot subdivision/commission review. Lots range from 1.08ac to 3.58ac and are to be served by **private well water** and **private septic systems**, in the **Town of East Lyme**.

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

Lots 50, 51, 52, 53, 54, 56, 57, and 59 are recommended suitable in their current condition

*** pages 1-3 of the current plan were not provided, any changes made from the previous revision (9-27-2021) on those pages were not reviewed by LLHD.**

Additional Suitability Issues

1. Lot 55 has an existing septic system and well and is being reviewed for compliance with 19-13-B100a. Soil testing conducted on the lot is provided on the subdivision plan. The approximate location of the existing system is shown on the site plan to demonstrate that the lot line changes do not reduce separation distances to property lines beyond what is allowed by code. A 1500 gal holding tank is shown, apparently connected to the building septic system; no explanation of this configuration is provided. Holding tanks must be approved by the State DPH and such approval must be demonstrated if the holding tank is to remain.

Soil testing conducted on Lot 55 indicates that soils are suitable for sewage disposal, a code complying area for an existing 4 bedroom dwelling can be demonstrated on the lot. The B100a approval is for the building shown on the site plan only. If other buildings are to remain, code complying areas must be demonstrated for each building.

2. It is strongly recommended that all proposed well arcs be kept on the property they serve (to allow neighbors full use of their properties) and all well casings should be located at least 10' from driving surfaces and/or structures to prevent future damage and allow for future maintenance of the wells.

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

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



Promoting
healthy
communities

Sincerely,

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

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

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



App No. _____
Check No. _____
Receipt No. _____
REVIEW FEE: \$25.00
w/site visit or soil test: \$50.00
Make check to LLHD or pay online
at www.LLHD.org rev 4/30/17

Promoting
healthy
communities



PAID
check 1322

OCT 26 2021

B100a: Application for Building Addition, Change in Use, Accessory Structure, or Lot Line Change
LEDGE LIGHT HEALTH DISTRICT

Note: Please include the following with your application:

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

Date: 10/26/2021 Property Address: 121 Upper Pattagansett Road Town: East Lyme
 Applicant Name: Kristen Clarke, P.E. Phone: 434-409-9515
 Email: kristentclarke@gmail.com
 Applicant Address (if different from above): 20 Risingwood Drive, Bow, NH 03304

Property Water Supply: Well (s) Public Water Both

Type of Application:
 Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms _____
 Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)
 Accessory Structure (Garage, Shed, Deck, Pool, etc.)
 Lot Line Change Lot 55

Please provide a brief description of the proposed project: This application represents the request for review of the remaining land after proposed eight (8) lot subdivision.

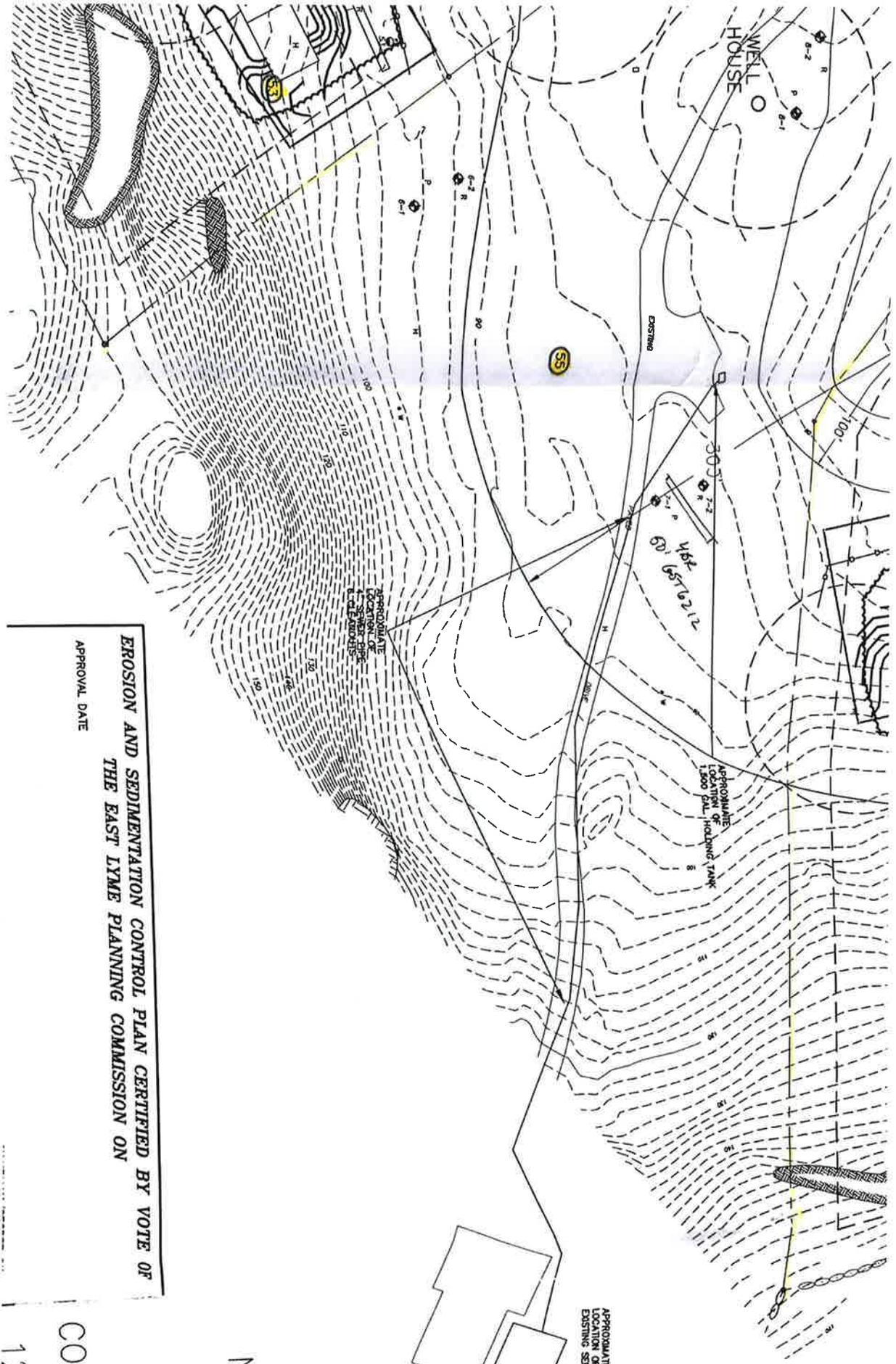
Remaining land has an existing residence, septic system and well.

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

Reviewed by: Wendy Bonn-Arnold Title: RS Approved Denied

Signed: Wendy W. Arnold Date: 12-13-2021

Comments: Based on soil testing, a code complying area exists for a 4 Bedroom dwelling w/An a well. Holding tank shown on site plan requires CT DP4 approval. Lot line approval assumes one ~~the~~ existing building w/4BRs on Lot 55. If other buildings are to remain, additional approvals may be required.



EROSION AND SEDIMENTATION CONTROL PLAN CERTIFIED BY VOTE OF
 THE EAST LYME PLANNING COMMISSION ON
 APPROVAL DATE

COLD SPF
 121 UPF

NOTTING
 C
 DRI
 EVEF

APPROXIMATE
 LOCATION OF
 EXISTING SEPTIC AREA

APPROXIMATE
 LOCATION OF HOLDING TANK
 1,500 GAL.

APPROXIMATE
 LOCATION OF
 EXISTING SEPTIC AREA

WELL
 HOUSE

EXISTING

300'

40ft
 60' (5576212)

SS

100'

10'

6-1

6-2

6-1

6-2

100'

90'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

NO REDOX

TEST PIT 7-1 DEPTH 78"

0-6" TOPSOIL

6-26" LIGHT BROWN FINE SANDY LOAM

26-78" COARSE SAND & GRAVEL (APPROX. 40% GRAVEL)

REFUSAL @ 78" (LARGE BOULDER ?)

ROOTS TO 53"

NO GROUND WATER

NO REDOX

TEST PIT 7-2 DEPTH 78"

0-7" TOPSOIL

7-26" LIGHT BROWN FINE SANDY LOAM

26-78" COARSE SAND & GRAVEL (APPROX. 40% GRAVEL)

ROOTS TO 50"

NO GROUND WATER

NO REDOX

RS

TEST PIT 8-1 DEPTH 80"

0-7" LEAF LITTER & TOPSOIL

7-40" LIGHT YELLOW BROWN VERY FINE SILTY SAND

40-74" COARSE SAND & GRAVEL (APPROX. 40% GRAVEL)

STANDING WATER @ 74"

ROOTS TO 59"

NO REFUSAL

REDOX @ 33"

RMITS,

AND

TEST PIT 8-2 DEPTH 75"

0-6" LEAF LITTER & TOPSOIL

6-41" YELLOW BROWN FINE SILTY SAND

41-65" COARSE SAND & GRAVEL (APPROX. 50% GRAVEL)

STANDING WATER @ 65"

ROOTS TO 43"

REDOX @ 34"

HOURS

↓ SITE

.ID

BLASTING

TEST PIT 9-1 DEPTH 65"

0-11" LEAF LITTER & TOPSOIL

11-50" LIGHT BROWN FINE SAND LOAM

NO REFUSAL

REDOX @ 37"

DIRT

A

1TH

TEST PIT 9-2 DEPTH 50"

0-9" LEAF LITTER & TOPSOIL

9-25" YELLOW BROWN FINE SANDY LOAM

STANDING WATER @ 65"