

# Town of

P.O. Drawer 519

**Department of Planning &  
Inland Wetlands Agency**

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



# East Lyme

**108 Pennsylvania Ave  
Niantic, Connecticut 06357**

**Phone: (860) 691-4114**

**Fax: (860) 860-691-0351**

December 14, 2021

Via Certified Mail: 7020 2450 0002 0228 3377

Kristen Clarke, P.E.  
20 Risingwood Dr  
Bow, NH 03304

## **CERTIFIED MAIL RETURN RECEIPT REQUESTED**

**RE: Inland Wetlands Application – Application of Kristen Clarke, P.E., for Cold Spring Lot Management, LLC/John Drabik, Owner, for Nottingham Hills Subdivision Phase 5, Prepared for Kristen T. Clarke, P.E., English Harbour Asset Management, LLC, for an 8-lot subdivision of property at 121 upper Pattagansett Road, East Lyme Assessor’s Map 35.0, Lot 44**

Dear Ms. Clarke,

The East Lyme Inland Wetlands Agency at a meeting held on Monday, December 13, 2021, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut, voted to APPROVE your application known as “Application of Kristen Clarke, P.E., for Cold Spring Lot Management, LLC/John Drabik, Owner, for Nottingham Hills Subdivision Phase 5, Prepared for Kristen T. Clarke, P.E., English Harbour Asset Management, LLC, for an 8-lot subdivision of property at 121 upper Pattagansett Road, East Lyme Assessor’s Map 35.0, Lot 44”, and is further subject to the following administrative requirements and required modifications to the site plan and other materials submitted in support of this application:

1. Notify conservation officer at least 2 days prior to construction to inspect erosion controls.
2. In areas proposed to be loamed and seeded, a low maintenance lawn such as fescue, which requires minimal application of fertilizers and pesticides, shall be planted.
3. The proposed Limits of Disturbance (LOD) shall be strictly adhered to throughout all phases of construction.
4. Install Inland Wetlands tags provided by the Inland Wetlands Agency every 25- feet on center along the Inland Wetlands Boundary.
5. A 25-ft conservation easement from the paved portion of Upper Pattagansett over lot 55A shall be provided to the Town of East Lyme.
6. An Erosion and Sedimentation control bond in an amount satisfactory to the Town Engineer and Inland Wetlands Agency, and in a form acceptable to the Town of East Lyme, shall be posted prior to the start of any sitework or construction.
7. Any proposed Additional work beyond this permit in the wetlands or watercourse or its 300-foot regulated area will require approval from the Inland Wetlands Agency or its certified

Agent.

8. Any changes to the site plan listed on this permit requires notification to the Inland Wetlands Agent and may require Agency approval. A new plan incorporating said changes shall be given to the Agent before any work begins.
9. No site work shall commence until all applicable conditions are satisfied.
10. Notify Inland Wetlands Agent upon completion of all regulated activities for final inspection and sign off.
11. A bio-swale shall be installed along the north side of Upper Pattagansett Road in front of lots 51, 52, 54 and 55, to treat runoff not treated by the rain gardens.

This approval is specific to the site development plan submitted as the Application of Kristen Clarke, P.E., for Cold Spring Lot Management, LLC/John Drabik, Owner, for Nottingham Hills Subdivision Phase 5, Prepared for Kristen T. Clarke, P.E., English Harbour Asset Management, LLC, for an 8-lot subdivision of property at 121 upper Pattagansett Road, East Lyme Assessor's Map 35.0, Lot 44". Any change in the plan, development plan layout, or any modifications of this approval other than those identified herein shall constitute a new application unless prior approval from the Agency or its Agent is granted.

The applicant/owner shall be bound by the provisions of this Application and Approval.

If you have any further questions regarding this letter or any of the Inland Wetland Regulations, please do not hesitate to contact me at (860) 691-4105 or visit our office.

Sincerely,



Gary A. Goeschel II  
Director of Planning/  
Wetlands Enforcement Officer

cc: Bill Scheer, Deputy Director Public Works  
William Mullholand, Zoning Official  
Steven E. Way, Building Official  
Alex Klose, Town Engineer  
Kevin Seery, First Selectman  
File