

Town of

P.O. Drawer 519

**Department of Planning &
Inland Wetlands**

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



East Lyme

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January 12, 2022

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REGULAR AND CERTIFIED MAIL – RETURN RECEIPT REQUESTED

RE: 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 Planning Commission at a Regular Meeting held on Tuesday, January 11, 2022, via Zoom virtual meeting, found this application to be in conformance with the Subdivision Regulations of the Town of East Lyme as based on the findings indicated in the Memorandum from Gary A. Goeschel II, Director of Planning, dated January 11, 2022, and voted to APPROVE your application known 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," 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 satisfactory to the Town Engineer 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. Detailed grading and drainage plan(s) shall be provided for the lots and the proposed drives outlining the spillway management for the rain gardens and the grading of the drives/swales in relation to check dams, etc.... and submitted on 24x36 sheet at a scale of 1" = 40'.
3. An Operations and Maintenance manual shall be submitted to the Town, clarifying who the responsible parties for the maintenance of the check dams and raingardens will be and shall include an inspection and maintenance criteria.

4. As the existing topography and vegetation provide a naturally occurring bio-swale which, obviates the need to construct a bio-swale in front of lots 51, 52, and 54, the proposed limits of clearing shall be strictly adhered to and a drainage/conservation easement preventing the clearing or regrading of this area shall be provided.
5. Drafts of the proposed easements for the installation of underground utilities shall be provided to the Director of Planning for review by counsel as to content and form.
6. Pursuant to Section 7-2-2 of the East Lyme Subdivision Regulations a note shall be placed on the approved plans stating the following:

“The open space dedication attributable to the land depicted on this map, except for the 4.32 acres specifically shown as dedicated to open space, is hereby deferred to a later date when some, or all of the remaining land is re-subdivided. At such later date, the open space attributable to the subdivision of the remaining land on this parcel will be combined with the open space dedication(s) attributable to the remaining portion(s) of the entire tract in a size and at a location determined by the Commission in accordance with the requirements set forth in the Subdivision.”
7. The applicable items above shall be accomplished prior to the filing 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.

In further support of this motion, in regard to the house locations, the locations proposed by the applicant are the preferred alternative verses maintaining a 200-foot no-build, no-clear setback and meets the intent of the East Lyme CDD Subdivision Regulations.

This approval is specific to the subdivision plan submitted as the application known 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 41.

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.

Regards,



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

Cc: Michelle Royce-Williams, Chairwoman, East Lyme Planning Commission
Kevin Seery, First Selectman
William Mulholland, Zoning Official
Alex Klose, Town Engineer
Steve Way, Building Official
Wendy Brown-Arnold, R.S., REHS, Ledge Light Health District