

From: Wendy Brown-Arnold <warnold@llhd.org>
Date: December 13, 2021 at 10:54:37 AM EST
To: Jennifer Lindo <jlindo@eltownhall.com>
Cc: "Casey, John P" <jcasey@rc.com>, Gary Goeschel <ggoeschel@eltownhall.com>, Alex Klose <aklose@eltownhall.com>, Kristen Clarke <kristenclarke@gmail.com>, Paul Geraghty <pgeraghty@geraghtybonnano.com>, Stephen Mansfield <smansfield@llhd.org>
Subject: RE: 121 Upper Patt

Hi Jenn,

Please see attached. Let me know if there are any questions.

Best,

Wendy

Wendy Brown-Arnold, RS, REHS

Supervisor of Land Use Activities

main phone. 860.448.4882 ext. 1355

direct dial. 860.910.0446

fax. 860.448.4885

warnold@llhd.org

www.llhd.org

Promoting healthy communities

Ex "XX"
Doc 1 of 2

From: Jennifer Lindo <jlindo@eltownhall.com>
Sent: Monday, December 13, 2021 9:35 AM
To: Wendy Brown-Arnold <warnold@llhd.org>
Subject: RE: 121 Upper Patt

Wendy,

I'm trying to get a jump on my afternoon tasks as I have to step out for a dr appointment this morning. Do you think you will have the review today?

Jenn

Jennifer Lindo

Administrative Assistant, Land Use Office

Town of East Lyme

PO Box 519

Niantic CT 06357

(860) 691-4114

(860) 691-0351 Fax

From: Wendy Brown-Arnold <warnold@llhd.org>
Sent: Friday, December 10, 2021 4:04 PM
To: Jennifer Lindo <jlindo@eltownhall.com>; Casey, John P <jcasey@RC.com>; Gary Goeschel <ggoeschel@eltownhall.com>; Alex Klose <aklose@eitownhall.com>
Subject: RE: 121 Upper Patt

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I will try to look at the revisions this weekend if that will help. But yes, typical turnaround time would be at least a week.

Wendy

Wendy Brown-Arnold, RS, REHS

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From: Jennifer Lindo <jlindo@eltownhall.com>

Sent: Friday, December 10, 2021 3:17 PM

To: Casey, John P <jcasey@RC.com>; Wendy Brown-Arnold <warnold@llhd.org>; Gary Goeschel <ggoeschel@eltownhall.com>; Alex Klose <aklose@eltownhall.com>

Subject: RE: 121 Upper Patt

I believe we are waiting on LLHD report. Wendy only got the plans this morning, and I'm not sure what her turn around is expected to be.

Jenn

Jennifer Lindo

Administrative Assistant, Land Use Office

Town of East Lyme

PO Box 519

Niantic CT 06357

(860) 691-4114

(860) 691-0351 Fax

From: Casey, John P <jcasey@RC.com>

Sent: Friday, December 10, 2021 3:01 PM

To: Wendy Brown-Arnold <warnold@llhd.org>; Jennifer Lindo <jlindo@eltownhall.com>; Gary Goeschel <ggoeschel@eltownhall.com>; Alex Klose <aklose@eltownhall.com>

Subject: RE: 121 Upper Patt

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Are there any loose ends remaining or are we all set to proceed with the IWA hearing on Monday?

From: Wendy Brown-Arnold <warnold@llhd.org>

Sent: Friday, December 10, 2021 10:57 AM

To: Jennifer Lindo <jlindo@eltownhall.com>; Gary Goeschel <ggoeschel@eltownhall.com>; Alex Klose <aklose@eltownhall.com>; Casey, John P <jcasey@RC.com>

Subject: RE: 121 Upper Patt

Thanks, Jenn! Got it this morning.

Wendy Brown-Arnold, RS, REHS

Supervisor of Land Use Activities

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Promoting healthy communities

From: Jennifer Lindo <jlindo@eltownhall.com>

Sent: Friday, December 10, 2021 9:16 AM

To: Gary Goeschel <ggoeschel@eltownhall.com>; Wendy Brown-Arnold <warnold@llhd.org>;

Alex Klose <aklose@eltownhall.com>; Casey, John P <jcasey@rc.com>
Subject: 121 Upper Patt

JP Mereen dropped these off this morning electronically (USB drive). Supposedly Paul Geraghty will be dropping off a printed version later today both here and at Ledge Light in New London.

Jenn

Jennifer Lindo

Administrative Assistant, Land Use Office

Town of East Lyme

PO Box 519

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(860) 691-4114

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3 Attached Images





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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:

[X] 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.

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Sincerely,

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

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

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