

Jennifer Lindo

From: Wendy Brown-Arnold <warnold@llhd.org>
Sent: Thursday, April 21, 2022 4:24 PM
To: Kristen Clarke
Cc: Paul Geraghty; Steve Mansfield; Jennifer Lindo; Gary Goeschel
Subject: RE: Nottingham Hills Lot 27
Attachments: Nottingham Hills Lots 27, 27-1, 27-2 Subdiv review.pdf

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Hi Kristen,
Please see attached review of the proposed lots. The feasibility review fee for the two new lots (27-1 and 27-2) is \$150/lot.
Please let me know if you have any questions.
Best,
Wendy

Wendy Brown-Arnold, RS, REHS
Supervisor of Land Use Activities
main phone. 860.448.4882 ext. 1355
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From: Kristen Clarke <kristentclarke@gmail.com>
Sent: Tuesday, April 12, 2022 9:40 AM
To: Wendy Brown-Arnold <warnold@llhd.org>
Cc: Paul Geraghty <pgeraghty@geraghtybonnano.com>; Stephen Mansfield <smansfield@llhd.org>; Jennifer Lindo <jlindo@eltownhall.com>; Gary Goeschel <ggoeschel@eltownhall.com>
Subject: Nottingham Hills Lot 27

Hi Wendy,

Per your request of Paul Geraghty on April 9, 2022 attached please find the requested plans and support documents.

Thanks,
Kristen

Date: 21 April 2022

To: Kristen T. Clarke, PE

Subject Property: Lots 27, 27-1, 27-2 Upper Kensington Dr., Nottingham Hills Subdivision, East Lyme

Plan Designed by: Kristen T. Clarke, PE Plan Date: **October 7, 2021** Last Revision Date:

Date Paid: fee due for review of 2 new lots \$300

The plan and associated information submitted to our office on **4-18-2022** for a proposed **3** lot subdivision/commission review. Lots range from **0.95 to 2.77** acres 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:

- Lot 27-1 is recommended as potentially suitable. See requirements below.**
- Lot 27-2 is recommended as suitable in it's current condition. See notes below.**
- Lot 27 is recommended as potentially suitable. See requirements below.**

Requirements/ Notes:

1. **Lot 27-1** : the primary leaching area is located where test pits showed less than 48" to ledge (fractured ledge rock in TP316A at 33"; fractured ledge rock in TP316B at 38"). Septic leaching in this area could only be approved once a site preparation plan is approved and carried out, making the area suitable by removing existing top soil, adding fill, and retesting to determine that there is at least 48" of soil above ledge. Using the depicted reserve area as the primary is recommended due to generally better soil conditions.
Perc data required.
2. **Lot 27-2** :test pits are located only in the reserve area, additional soil testing needed for lot approval.
3. **Lot 27** : previous subdivision review of Lot 27 (18 August 2021) did not use the area and test pits shown to demonstrate feasibility, so there is no current approval of this proposed septic area. Test pits in the area showed ledge at various depths, some less than 48". Septic leaching in this area could only be approved once a site preparation plan is approved and carried out, making the area suitable by removing existing top soil, adding fill, and retesting to determine that there is at least 48" of soil above ledge.
Perc data from proposed septic area required.
"Septic System Design" lists lot 27-3, site plan does not show a Lot 27-3, will assume it is Lot 27.
4. 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.



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Please call me at 860-910-0446 with any questions regarding this matter.

Sincerely,

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

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

cc: Town of East Lyme