

ENGLISH HARBOUR ASSET MANAGEMENT, LLC
1712 Pioneer Avenue , Suite 1939
Cheyenne, Wyoming 82001
(307) 256-7229

June 26, 2022

Via Email warnold@llhd.org

Wendy Brown Arnold
Ledge Light Health District
Broad Street
New London, CT 06

Via Email ggoeschel@eltownhall.com

Gary Goeschel
Director of Planning
Town of East Lyme
108 Pennsylvania Ave.
Niantic, CT 06357

Dear Wendy and Mr. Goeschel,

Attached please find revised plans that I believe address the various plan comments received. The changes to the plan are as follows;

PAGE 1 of 6

- The Zoning Compliance Chart has been updated to reflect the plan revisions.
- We have added a revision date of 6/26/2022 to plan pages 1, 3, 4, 5, & 6.

PAGE 2 of 6

- There are no changes as this page reflects existing conditions on the property.

PAGE 3 of 6

- We have relocated proposed State of Connecticut Code Compliant Septic System Areas Based upon recent soil testing and previous plan comments from Ledge Light Health District. With regard to proposed lot 27.1 we have identified Test Hole 606 as the primary system area and Test Hole 607 as the reserve area. With regard to revised lot 27 we have identified Test Hole 604 as the primary system area and Test Hole 605 as the reserve area. We have also revised the proposed septic tank locations. With regard to
- We have relocated the proposed well locations together with a 75' well arc on each of the lots to provide the required separations from the proposed septic system areas.

- We have shifted the house and rain garden slightly north to provide the required separation from the septic tank/system area
- We have deleted the proposed system areas identified on the initial version of this re-subdivision plan for lots 27.1 and 27.
- We have added a note and the proposed location of underground utilities from existing underground infrastructure to the proposed home locations.
- We have revised the proposed boundaries of proposed Lot 27.2.
- We have added proposed locations for Erosion and Sediment Control (Silt Fence) which I believe when combined with the Narrative on page 5 will allow the Certification of the Erosion and Control plan and negate the need for the prior “waiver” requested per the East Lyme Subdivision Regulations Section 5.2.2 G.
- We change the note on the Common Driveway to delete the reference to “Private Road” and inserted “TO BE PAVED” pursuant to P. 3 of your June 1, 2021 Memorandum.

PAGE 4 of 6

Page 4 has all of the changes identified in Page 3 in addition to the following additional revisions;

- We have added proposed silt fence locations as part of the Erosion & Sediment Plan

PAGE 5 of 6

No Additions. Rain Garden Details moved to Page 6.

PAGE 6 of 6

- We have added recent test hole results for test hole’s # 603, 604, 605, 606 and 607.
- We have added Perc Test Results for perc tests 6.4 & 6.5 (Revised Lot 27) and 6.6 & 6.7 (Proposed Lot 27.1)
- We have added the leaching trench sizing for a Geomatrix GST 6218 based upon the perc test results provided.
- We have relocated the construction detail for the proposed Rain Gardens.

With regard to Section 5-2-2 (D) of Mr. Goeschel's June 1, 2022 Plan comment P. 2 the following site characteristics exist for passive solar design;

1. The proposed lots will be able to accommodate a home with a relatively large north facing front wall allowing for the rear of the home to be facing south.
2. The proposed lots have been cleared to allow a home to be constructed to provide exposed sunlight for solar access within an arc of at least 45 degrees.

Finally, Please be advised that May Engineering LLC is preparing the Drainage Map requested in your email dated June 7, 2022 and will be submitted to you directly by Mr. May.

Please feel free to contact me should we need to discuss these revisions further.

Sincerely,

Kristen T. Clarke, P.E., Manager

cc: Paul Geraghty, Esq.
Tim May P.E.