

Geraghty & Bonnano, LLC

Attorneys at Law

PAUL M. GERAGHTY*
MICHAEL S. BONNANO
JOHANNA McCORMICK
MARK A. DUBOIS†
JONATHAN E. FRIEDLER††

*Also Admitted in New York
† Board Certified, Trial Advocate
†† Also Admitted in Massachusetts and North Dakota

August 2, 2022

Via Email ggoeschel@eltownhall.com

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

Re: Re-Subdivision of Nottingham Hills Subdivision Lot 27

Dear Gary,

I write to correct the record regarding the English Harbour Asset Management, LLC and the East Lyme Land Trust's intentions for the property recently acquired adjacent to Nottingham Hills Subdivision Lot 27. During the July 12, 2022, meeting of the Planning Commission I incorrectly indicated that there were trails accessing the Open Space are identified on the Re-Subdivision Plans that would be retained. This statement was incorrect. Attached as Exhibit A to this correspondence is a letter from the East Lyme Land Trust wherein they set forth their intentions for this particular piece of property. I had incorrectly stated that the trails delineated on the re-subdivision application were subject to an easement in favor of the land trust. That was incorrect. In fact those trails shown on the map show existing conditions but there is no easement for the trails and they will be eliminated. They were originally cut by a neighbor to access the open space. In my conversations with the client I misunderstood the location of the easement access to the open space and therefore incorrectly indicated the trails depicted on the re-subdivision were subject to an easement in favor of the land trust.

Attached as Exhibit B is a map provided to my client by the seller of the property which identifies the Nottingham Hills Subdivision, the Darrow Pond Open Space owned by the Town (Dark Green Area), the Open Space provided the original developer (shown in light green and the five (5) accesses to this Open Space (shown with red arrows). I would note that the 45 acre detached parcel on the north side of the map was conveyed to the Town in conjunction with the Open Space provided for both the Nottingham Hills Subdivision and the Darrow's Ridge Subdivision.

Please let me know if any other information is necessary with regard to this matter.

38 GRANITE STREET, PO BOX 231, NEW LONDON, CT 06320

WWW.GERAGHTYBONNANO.COM TELEPHONE (860) 447-8077 / FAX (860) 447-9833

I apologize for any confusion this may have created.

Sincerely,

Paul M. Geraghty

Cc Kristen Clarke PE
Ronald Luich

EXHIBIT A



July 13, 2022

Gary Goeschel, Director of Planning
Town of East Lyme Planning Commission
108 Pennsylvania Avenue
Niantic, CT 06357

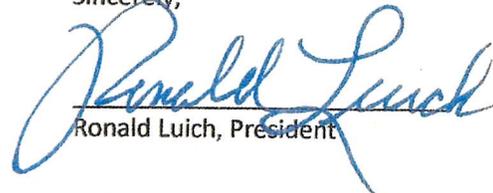
Re: Nottingham Hills Subdivision Open Space

Dear Mr. Goeschel & Members of the Planning Commission,

Please accept this correspondence as an explanation of our intention regarding the Open Space Parcels we have recently acquired in the Nottingham Hills Subdivision located adjacent to the rear property lines of lots 25, 26, 27 & 28. In acquiring these parcels our intent was to increase the unfragmented Forest Block of the Town of East Lyme owned Darrow Pond property and to provide an expanded buffer area between the property to be developed and the existing open space areas both the East Lyme Land Trust and the Town of East Lyme own adjacent to this parcel. We do not intend to provide hiking trails or public access in these areas as there are numerous other access points within the Nottingham Hills Subdivision to access the various areas of Open Space.

Please feel to contact me if further clarification is necessary.

Sincerely,


Ronald Luich, President

Cc Paul Geraghty, Esq.
Kristen T. Clarke PE

EXHIBIT B

