

**DESIGN REPORT  
HATHAWAY FARM SUBDIVISION PHASE 1  
DECEMBER 11, 2022  
SCOTT ROAD  
EAST LYME, CONNECTICUT**

This initial phase of the Hathaway Farm Subdivision will create 3 new lots on 6.72 acres of the 122.15 acre property each of which will have a minimum of 150' of frontage on Scott Road and be a minimum of 40,000 S.F. in size. As is detailed in the submitted plans no public improvements will be necessary

This entirety of this property has never been subdivided. Accordingly no public hearing is required by Connecticut Law and or the Town of East Lyme Subdivision Regulations.

**BIOLOGICAL REPORT**

A National Diversity Database Map obtained from the Town of East Lyme GIS Website indicates no threatened or endangered plants, animals or species. This map is attached to this design report as Exhibit A.

**INLAND WETLANDS**

There are no inland wetlands or watercourses on the subject property nor are there any within 300' of the proposed property boundary. A Wetlands Report, prepared by New England Environmental Services/R. Richard Snarski has been submitted to the Inland Wetlands Agency as part of the applicants request for a Determination of Non-regulated activity as is required by Connecticut Law. At the December 6, 2022 regular meeting of the Town of East Lyme Inland Wetland Agency the Agency voted unanimously that the 6.72 parcel of property did not require permits from the Agency.

**OPEN SPACE**

Proposed Open Space in the amount of .672 ± acres (29,700 ± S.F.) is identified on the plan which will act as a buffer to the remaining 115.43 acres of land of the East Lyme Land Trust, Inc. to be known as the Pattagansett Lake Community Forest.

**YIELD PLAN**

The design of this Phase of the Subdivision uses a Conventional conforming layout. The applicant therefore does not believe a substitute report is required for this application.

## **SEWAGE DISPOSAL REPORT**

A Subdivision Feasibility Application for the three (3) proposed lots has been submitted to Ledge Light Health District. Ex. B

## **WATER SUPPLY REPORT**

The existing and proposed new lots will all be served by well water. Health Code compliant locations for each of the wells are depicted on the submitted plans.

## **STORM WATER MANAGEMENT PLAN**

A waiver of this requirement has been requested due to the small size of the area being developed and the fact the topography of the property will disburse all stormwater on site. A Drainage Area and Runoff Flow Paths Plan, prepared by May Engineering LLC, by Timothy May, P.E. is included in the submitted Plan Set. In addition, the proposed site plans for each of the lots incorporates a Rain Garden to capture stormwater from the homes. These Rain Gardens are sized 25% greater than the requirements as the plans show them 200 S.F. in size when only 148 S.F. is required based upon the shown 1776 S.F. of roof area of the proposed homes.

## **SOIL REPORT**

A Soils Map and Details are provided as Exhibit C.

## **EROSION & SEDIMENTATION CONTROL**

The proposed site plans show silt fence and page 4 of 4 of the plans prepared by May Engineering provide a narrative sufficient to certify the Erosion and Sedimentation Control Plan. We note that less than ½ acre of disturbance is proposed plans for the three lots.

## **PESTICIDE REPORT**

No evidence of Farming or Pesticide use exists. The subject 6.72 acre property is on a sloping site with mature Oak and Maple tree's and surface boulders which would be indicative of no farming of this property having ever occurred.

## **ROAD CONSTRUCTION/PUBLIC IMPROVEMENTS**

There is no road construction or public improvements required. Public Utilities are available on Scott Road.

### **NATURAL & CULTURAL RESOURCE MAP**

The applicant has requested a waiver of the requirement for a Natural & Cultural resources Map considering the small area being developed and the fact that the remaining 115.43 acres of the property are being preserved as Open space by the East Lyme Land Trust.

### **ARCHEOLOGICAL SURVEY**

The applicant submitted a request to the State of Connecticut Archaeologist on August 10, 2021 to review the proposed 8 lot subdivision. Ex. D. On November 18, 2021 (Yes 2021 !) . No response has been received despite several follow up requests.

### **CONSTRUCTION ACTIVITIES**

No construction activities are required. The applicant is not a Home Builder and these activities will be performed by others pursuant to building and other permits obtained directly by them from the Town of East Lyme and Ledge Light Health District.

### **CONSTRUCTION SEQUENCE REPORT**

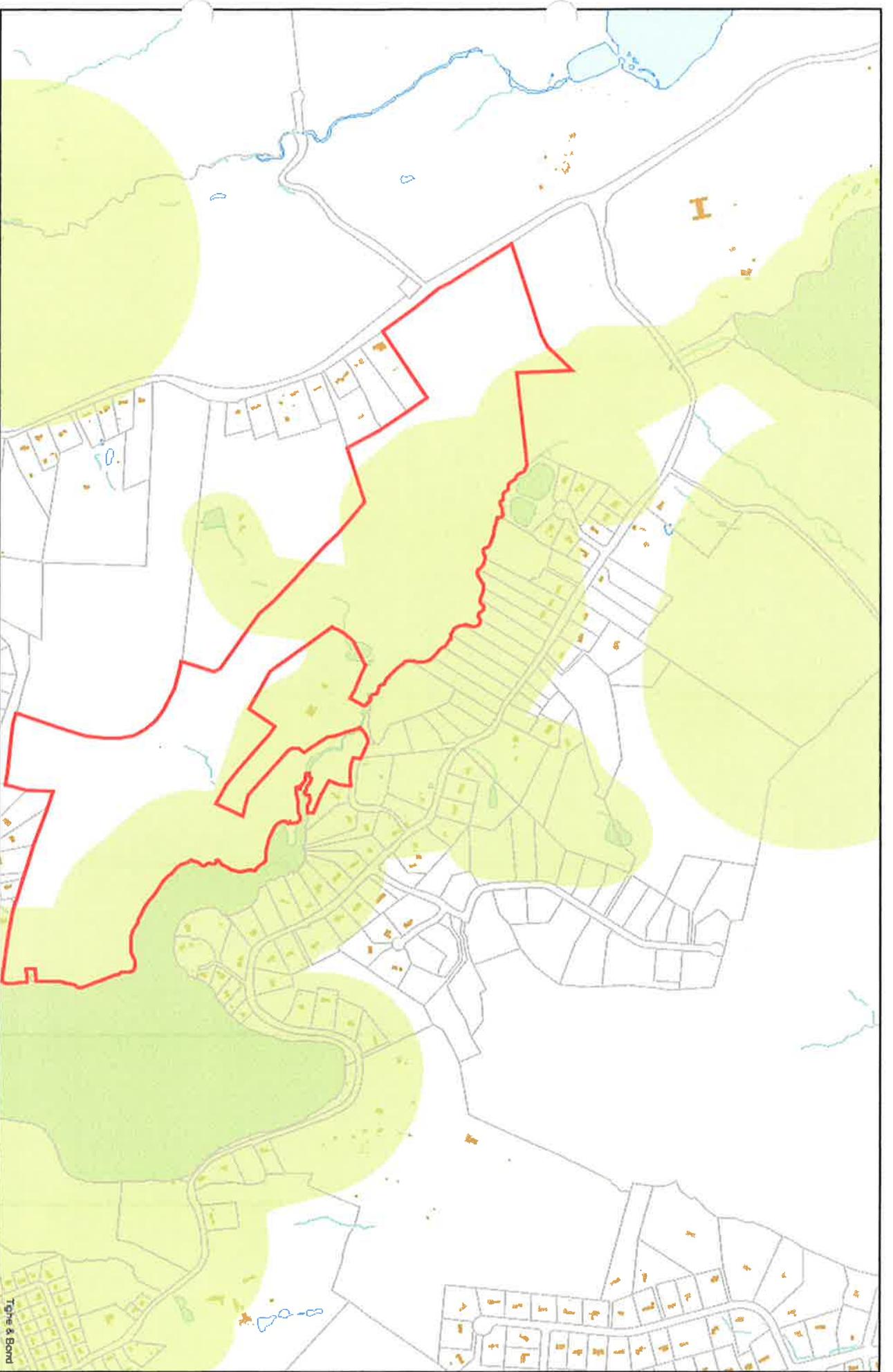
The paving of the driveways and the construction of the rain gardens identified in the plans will occur during the construction of the homes to be built.

### **EASEMENTS**

Easements for Public Utilities will be required by Eversource however Eversource has advised the applicant they will not design the utility layout or the Easement document until this Commission approves the subdivision.



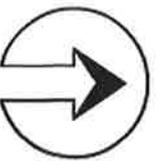
# EXHIBIT A



Tyler & Bond

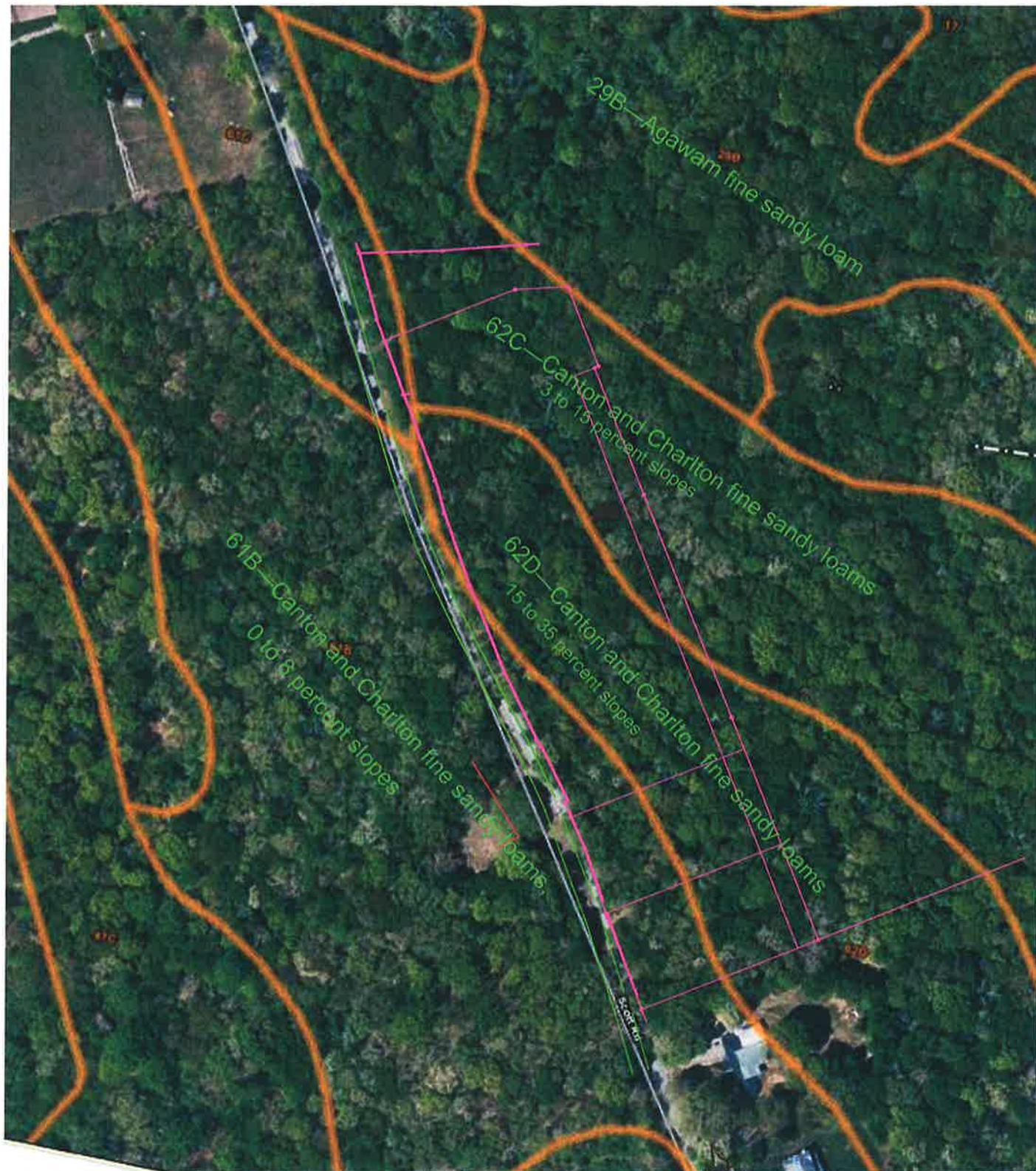
The information depicted on this map is for planning purposes only.  
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interpretation, or parcel-level analyses.

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Scale is approximate



# **EXHIBIT B**

# EXHIBIT C



12/12/2021

May Engineering LLC  
 Civil Engineering and Site Planning  
 1297 RT 163 Oakdale, CT 06370  
 860 894-9571

SITE DEVELOPMENT PLAN

SCALE: not to scale	
DATE: 07 DECEMBER 2022	
JOB NUMBER	SHEET
	1 of 4

PROPERTY OF EAST LYME TRUST, INC  
 SCOTT ROAD EAST LYME CT  
 DESCRIPTION: SOILS MAP



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for State of Connecticut



December 8, 2022



## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
 Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	22.1	3.8%
15	Scarboro muck, 0 to 3 percent slopes	3.1	0.5%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	16.8	2.9%
18	Catden and Freetown soils, 0 to 2 percent slopes	31.7	5.5%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	9.3	1.6%
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	2.6	0.4%
38C	Hinckley loamy sand, 3 to 15 percent slopes	33.9	5.9%
38E	Hinckley loamy sand, 15 to 45 percent slopes	8.4	1.5%
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	4.0	0.7%
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	15.2	2.6%
50A	Sutton fine sandy loam, 0 to 3 percent slopes	11.6	2.0%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	3.6	0.6%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	10.1	1.8%
60D	Canton and Charlton soils, 15 to 25 percent slopes	3.6	0.6%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	31.1	5.4%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	39.1	6.8%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	59.8	10.4%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	49.9	8.6%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	14.6	2.5%

## Custom Soil Resource Report

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	74.3	12.8%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	1.5	0.3%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	19.2	3.3%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	3.0	0.5%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	32.0	5.5%
86C	Paxton and Montauk fine sandy loams, 3 to 15 percent slopes, extremely stony	6.9	1.2%
103	Rippowam fine sandy loam	25.0	4.3%
305	Udorthents-Pits complex, gravelly	5.4	0.9%
306	Udorthents-Urban land complex	19.0	3.3%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	2.6	0.4%
703B	Haven silt loam, 3 to 8 percent slopes	17.5	3.0%
W	Water	1.3	0.2%
<b>Totals for Area of Interest</b>		<b>578.1</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties

# EXHIBIT D

Kristen T. Clarke PE

20 Risingwood Drive  
Bow, NH 03104  
kristentclarke@gmail.com

November 18, 2021

Via Email: sarah.sportman@uconn.edu  
Sarah Sportman  
Office of State Archeology  
University of Connecticut  
354 Mansfield Road  
Unit 1176  
Storrs, CT 06269

Dear Ms. Sportman:

Attached please find the subdivision plans, maps 2 and 3, that I am preparing to submit to the Town of East Lyme Planning Commission as part of the subdivision application for property known 0 Hathaway Road, Assessors Map , East Lyme, CT. The center of the 11 lots identified on the plans is located at GPS 41.381211, -72.967641. I also enclose a GIS map identified as map1 and a topographic map identified as map 4. The intent is to develop eleven (11) residential building lots on approximately twelve of the 152 +/- acre property along Scott Road . 120 acres of this property are being acquired by the East Lyme Land Trust, Inc for Open Space which is identified on map 5. The remaining 20 acres on the south end of the property are being retained by the current owner.

We would appreciate your review of the attached to determine if an archeological survey is necessary.

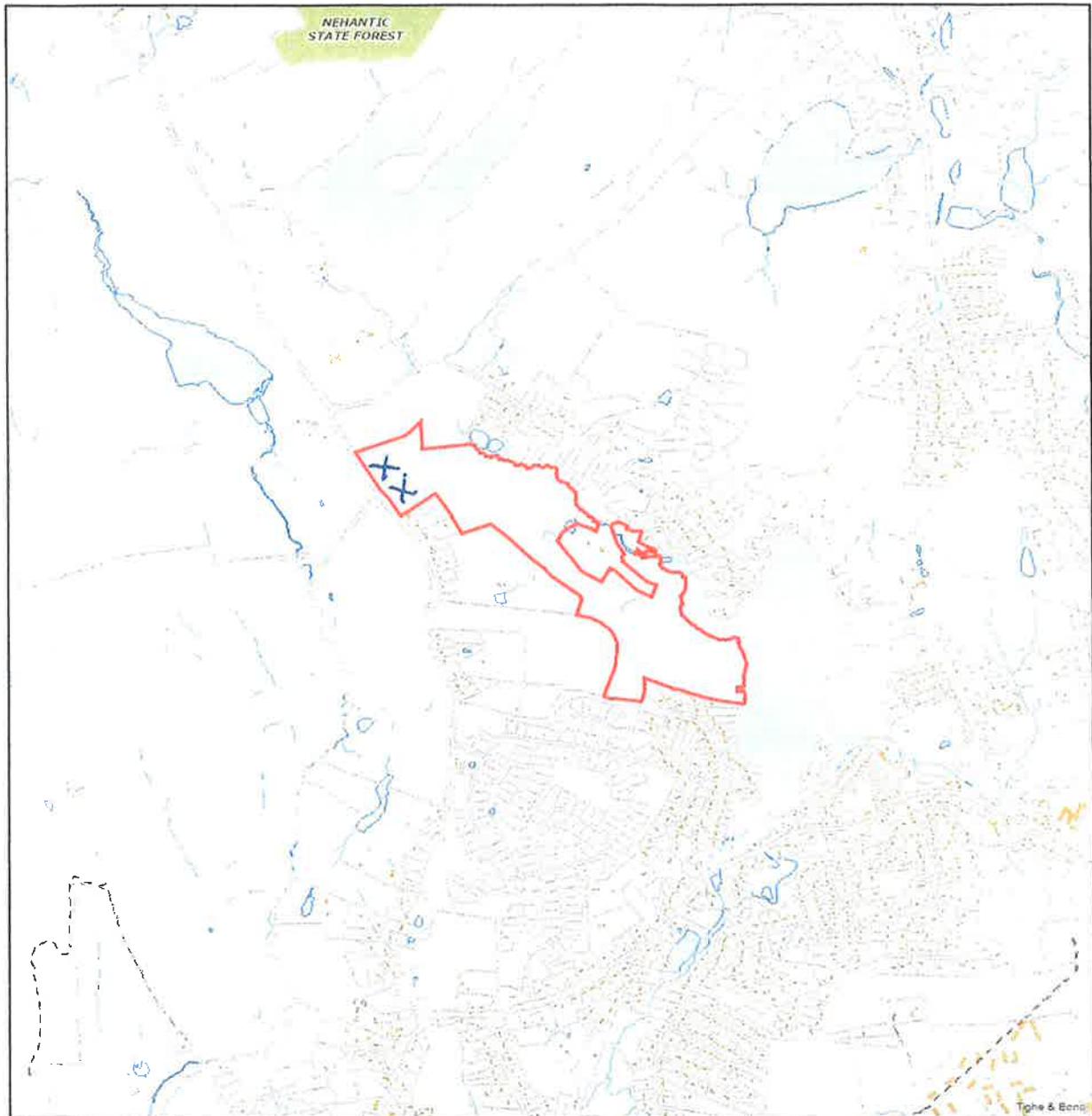
Thank you for your assistance and please let me know if you need any additional information.

Sincerely,



Kristen T. Clarke PE

Map 1



**HATHAWAY RD**

11/17/2021

1"=2000'

**Property Information**

Parcel ID	35.0 23
Address	HATHAWAY RD
Sale Price	\$0.00



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XX = location of Proposed 11 Lots

MAP 2

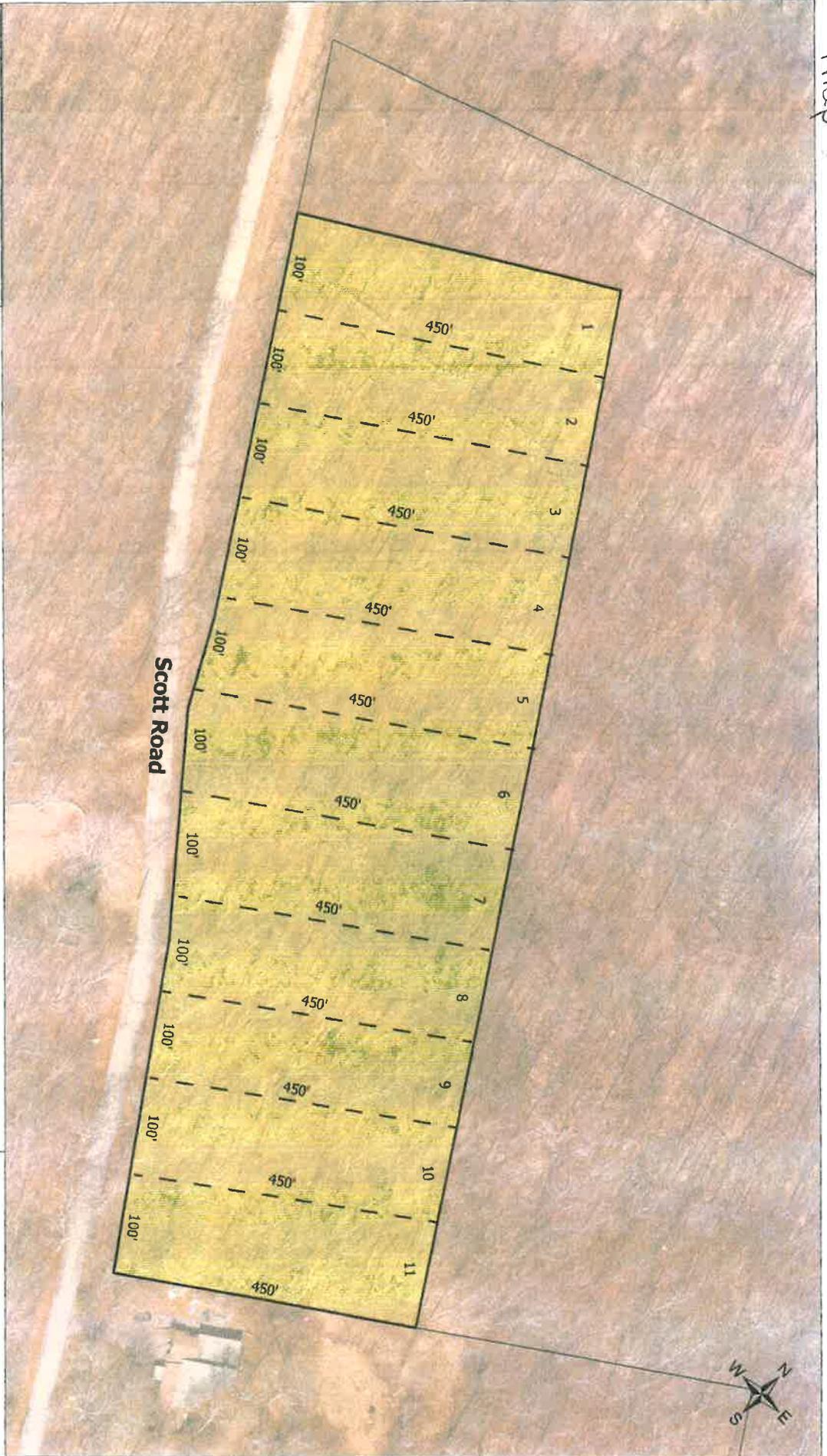


Proposed 11 Lot Subdivision  
Hathaway Farm, LLC  
Concept Plan

- Red outline: Hathaway Property
- Yellow outline: Participant Lots
- Black outline: East Lyme Parcels
- Blue outline: Proposed State Road Parcels



Map 3

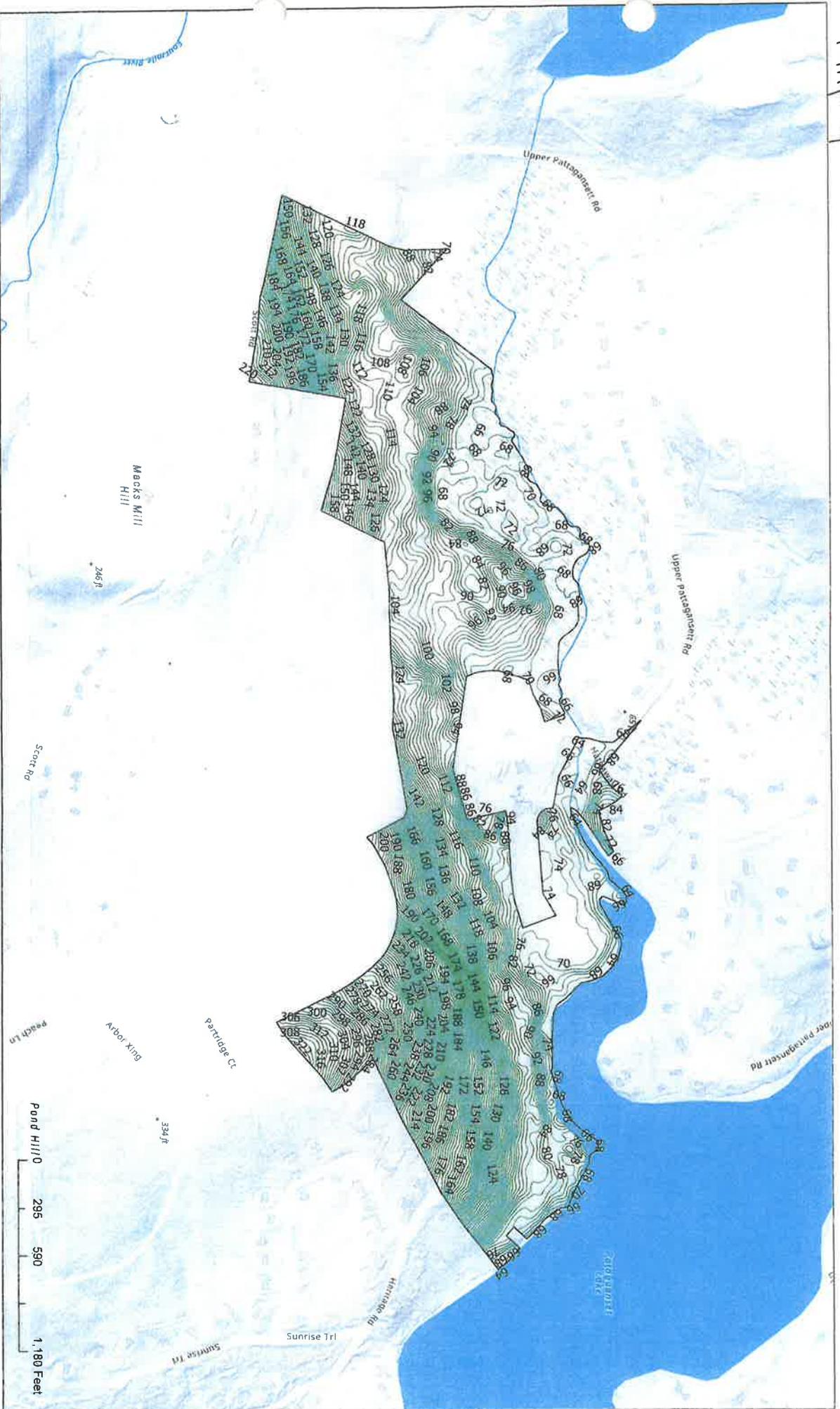


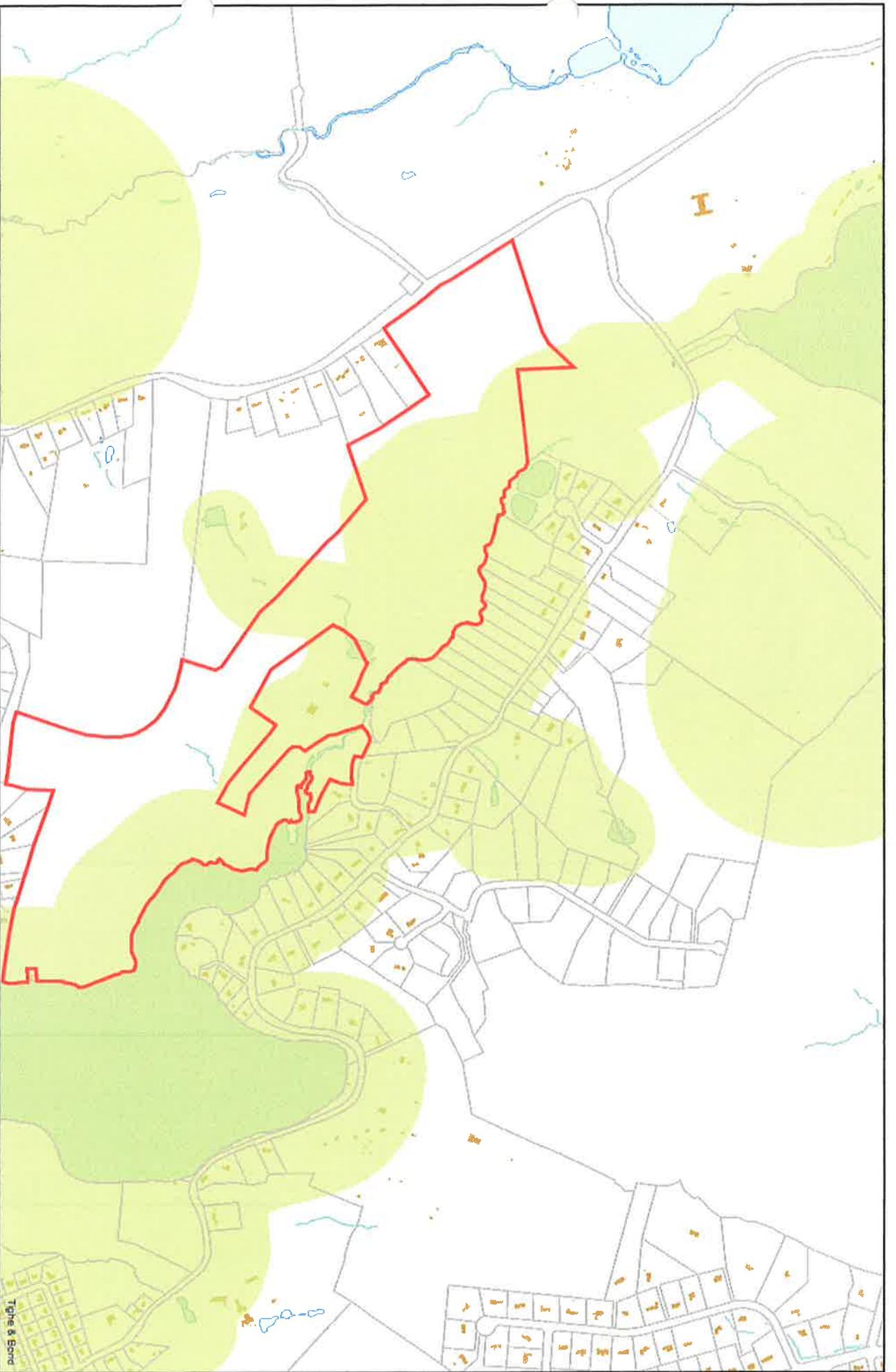
Proposed 11 Lot Subdivision  
Hathaway Farm, LLC  
Concept Plan



MAP 4

Topographic Map for Hathaway Property East Lyme, CT





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