

Date: **20 January 2023**

To: Kristen Clarke, PE; Town of E. Lyme Planning (Gary Goeschel, Dir)

From: Wendy Brown-Arnold, RS

Re: **Parcel 35.0 23** [no street number] Scott/Hathaway Rd E. Lyme

WABA

The previously approved lot line revisions (9 August 2022) to this parcel and the adjacent parcel (35.0 25) accomplished the following:

- Adding approximately 5.93 acres to parcel 35.0 25 (25 Hathaway Rd) from the parcel known as 35.0 23 (no lot number, Hathaway Rd.)
- Removing approximately 5.93 acres from parcel 35.0 25 (and adding them to Parcel 35.0 23). Based on test pits conducted in the northwestern portion of parcel 35.0 23, this lot was recommended as a suitable building lot for a 4 bedroom dwelling.

The currently proposed changes to the lot lines of parcel 35.0 23 result in the creation of new 3 lots and a reduction in the size of the previously reconfigured parcel 35.0 23. None of these lots have assigned street numbers or parcel identifiers. The three new lots are identified as Lots 1 (0.95ac), 2 (0.94ac) and 3 (4.83ac) located along Scott Rd between parcel 34.0 2 to the south and parcel 39.0 22 to the north.

Soil testing conducted on these lots (TPs 8.01, 8.02, 9.01, 9.02, 11.02) and the site plans provided show the likely feasibility of siting a 3 bedroom home with a well and code complying septic system on each of these lots (see recommendation letter 1-22-2023)

The recommendation of parcel 35.0 23 as a suitable building lot (9 August 2022) was based on soil testing conducted on what is now proposed to be "Lot 1". Parcel 35.0 23 minus the three (3) lots currently proposed, MAY be recommended as a suitable building lot IF a code complying septic area (based on soil testing) can be demonstrated outside of the proposed 3 lot subdivision. The previous recommendation of parcel 35.0 23 is rescinded until such a feasibility plan is submitted and reviewed.

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