

exhibit
AAA

Kristen T. Clarke P.E.
20 Risingwood Drive
Bow, New Hampshire 03304

~~December 26, 2003~~

January 8, 2024

Gary Goeschel
Wetlands Enforcement Officer
108 Pennsylvania Avenue
Niantic, CT 06357

Re: 91 Boston Post Road

Dear Mr. Goeschel,

Attached is my application and the supporting documentation requesting an administrative permit for clearing and test hole activities on the above referenced property. For purposes of full disclosure please note that similar activities will be conducted outside of the 300' Inland Wetland Buffer in the northern and eastern areas of the subject property.

The purpose for these activities is to demonstrate site feasibility to the Ledge Light Health District in conjunction with a site plan being prepared and to determine sub surface conditions, primarily depth to ledge, necessary to design the relocation of the existing driveway to the east to accommodate, amongst others, the properties abutter Andrew Davis, who owns the property to the north of the subject property known as 89 Boston Post Road, and who currently does not have constructed legal access. No activity is proposed within 100' of any inland wetland or watercourse. Erosion Control will be silt fence installed to the right hand side of the existing driveway as is identified on the attached plan.

Sincerely



Kristen Clarke P.E.
Applicant



APPLICATION FOR PERMIT EAST LYME INLAND WETLANDS AGENCY

Office Use Only

Fee Paid _____ Date Submitted _____ Application # _____

Date of Receipt _____ Date Approved _____ Permit Number _____

Major Impact: YES NO Public Hearing: YES NO Agent Approved: YES NO

Note: In accordance with the Inland Wetland and Watercourses Regulations, Eleven (11) copies of all application materials must be submitted.

1. SITE LOCATION (Street) and Description: 91 Boston Post Road
Assessor's Map 31.0 Lot # 2

Note: It is the applicant's responsibility to provide the correct site address, map/lot number for the legal notice. Provide a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands and watercourses to be disturbed, soil type(s), and wetland vegetation.

2. APPLICANT: Kristen Clarke, P.E.

Address: 20 Risingwood Drive Phone: 434-409-9515
Bow, NH 03304 Fax: _____

Business: _____ Cell: _____
Email: kristentclarke@gmail.com

Applicant's interest in the land: Professional Engineer

***If the applicant is a Limited Liability Corporation or a Corporation provide the managing member's or responsible corporate officer's name, address, and telephone number.*

3. OWNER: English Harbour Capital Partners LLC

Address: 20 Risingwood Drive Phone: 434-409-9515
Bow, NH 03304 Fax: _____

Email: Kristentclarke@gmail.com Cell: _____

***As the legal owner of the property listed on this application, I hereby consent to the proposed activities. And I hereby authorize the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendency of the application and for the life of the permit.*

Owners Printed Name: Kristen Clarke

Owners Signature: Kristen Clarke Date: _____

4. Area of wetland to be disturbed: 0 sq. ft. or ac 0
 Area of watercourse to be disturbed: 0 sq. ft. or ac 0
 Upland review area to be disturbed: 300' 16,000 sq. ft. or ac 0
100' 0

Will fill be needed on site? ~~Yes~~ No

If yes, how much fill is needed? n/a Cubic yards

5. The property contains (circle one or more)

WATERCOURSE ~~WATERBOD~~ ~~WOODED WETLAND~~ ~~SWAMP~~

FLOODPLAIN ~~OTHER~~ _____

Description of soil types on site: See attached Ex. A

Description of wetland vegetation: _____

Name of Soil Scientist(s) and date of survey: Joseph Theroux - 4/21/2022 - Ex. B

6. Provide a written narrative of the purpose and a description of the proposed activity and proposed erosion and sedimentation controls and other best management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources. Depending on the complexity of the project, include the following: construction schedule, sequence of operations, drainage computations with pre and post construction runoff quantities and runoff rates, plans clearly showing the drainage areas corresponding to the drainage computation, existing wetland inventory and functional assessment, soils report, construction plans signed by a certified soils scientist, licensed surveyor, and licensed professional engineer.

7. Provide information of all alternatives considered. List all alternatives which would cause less or no environmental impact to wetlands or watercourses and state why the alternative as set forth in the application was chosen. All such alternatives shall be diagrammed on a site plan or drawing. (Attach plans showing all alternates considered).

8. Attach a site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands and watercourses.

9. Provide the name and mailing addresses of adjacent landowners (including across a street). Attach additional sheets if necessary.

Name/Address: See attached Ex. C

Name/Address: _____

Name/Address: _____

10. Attach a completed DEP reporting form.

The Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with section 22a-30-14 of the Regulations of Connecticut State Agencies.

11. Name of Erosion Control Agent (Person Responsible for Compliance):

Kristen Clarke, P.E.

Address: 20 Risingwood Drive

Phone: 434-409-9515

Bow, NH 03304

Fax: _____

Email: kristentclarke@gmail.com

Cell: _____

12. Are you aware of any wetland violations (past or present) on this property? ~~Yes~~ No

If yes, please explain: _____

13. Are there any vernal pools located on or adjacent (within 500') to the property? ~~Yes~~ No

14. For projects that do not fall under the ACOE Category I general permit – Have you contacted the Army Corps of Engineers? ~~Yes~~ n/a

15. Is this project within a public water supply aquifer protection area or a watershed area? ~~Yes~~ No

16. If so, have you notified the Commissioner of the Connecticut Department of Public Health and the East Lyme Water and Sewer Department? Yes No (Proof of notification must be submitted with your application). n/a

17. Attach the appropriate filing fee based on the fee schedule established in Section 19 of the Regulations.
Fee: _____ (Make checks payable to "Town of East Lyme").

18. PUBLIC HEARINGS ONLY: The applicant must provide proof of mailing notices to the abutters prior to the hearing date.

The undersigned Applicant hereby consents to necessary and proper inspection of the above mentioned property by the East Lyme Inland Wetlands Agency and/or its agents at reasonable times both before and after the permit in question has been granted.

The Applicant affirms that the information supplied in this application is accurate to the best of his/her knowledge and belief. As the applicant I hereby certify that I am familiar with the information provided in this application and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Printed Name: Kristen Clarke, P.E. Date: _____

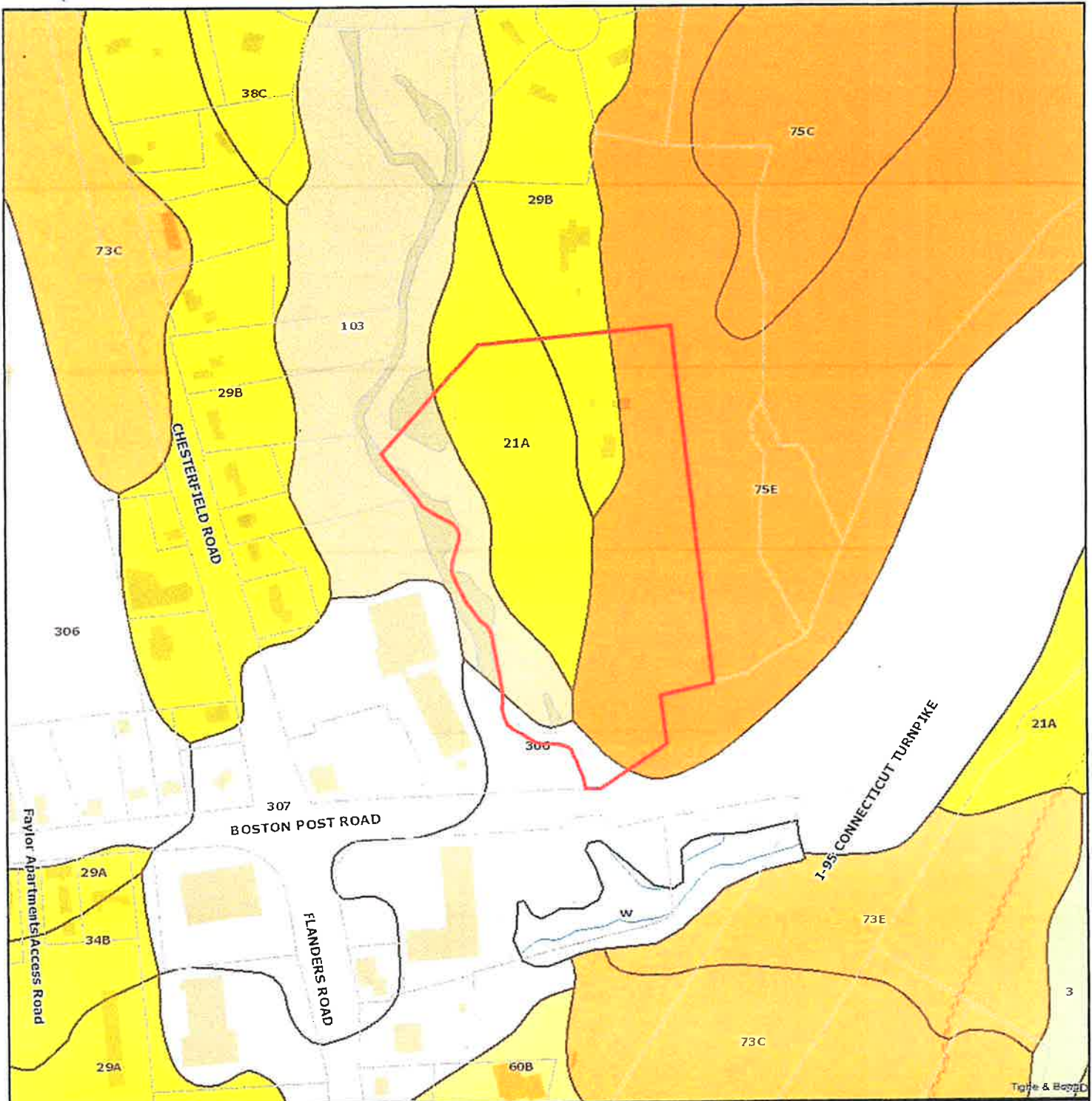
Signature: 

Please note:

Above notice to be published in legal section of newspaper having general circulation in the Town of East Lyme. Applicant to pay cost of publication.

You or a representative must attend the Inland Wetlands Agency meeting to present your application.

EXHIBIT A



91 BOSTON POST RD

12/13/2023 4:22:00

1"=300'

Property Information

Parcel ID	31.02
Address	91 BOSTON POST RD
Total Assessed Parcel	\$177,950.00



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

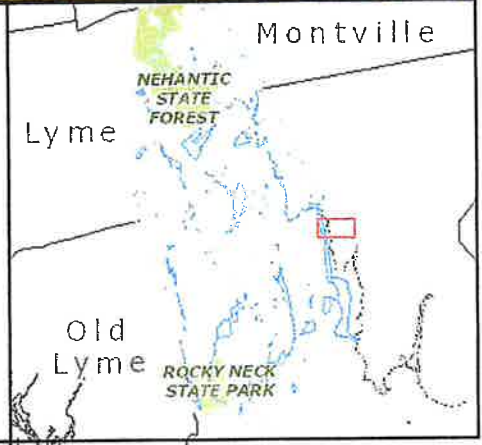


EXHIBIT B



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
426 SHETUCKET TPKE, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

4/21/2023

KRISTEN CLARKE P.E.
ENGLISH HARBOUR CAPITAL PARTNERS LLC
20 RISINGWOOD DRIVE
BOW, NH. 03304

RE: WETLAND DELINEATION, 91 BOSTON POST ROAD, EAST LYME, CT.

DEAR KRISTEN,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSE ON THE ABOVE REFERENCED PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTIONS 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS/WATERCOURSES THAT WERE FOUND.

FLAG NUMBERS WF-1 THROUGH WF-43 DELINEATE THE EASTERN HIGH WATER MARK OF LATIMER BROOK, ITS ASSOCIATED FLOODPLAIN SOILS AND PALUSTRINE SCRUB-SHRUB WETLANDS.

THESE DELINEATED WETLAND SOILS ARE CHARACTERIZED BY ORGANIC "A" HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.

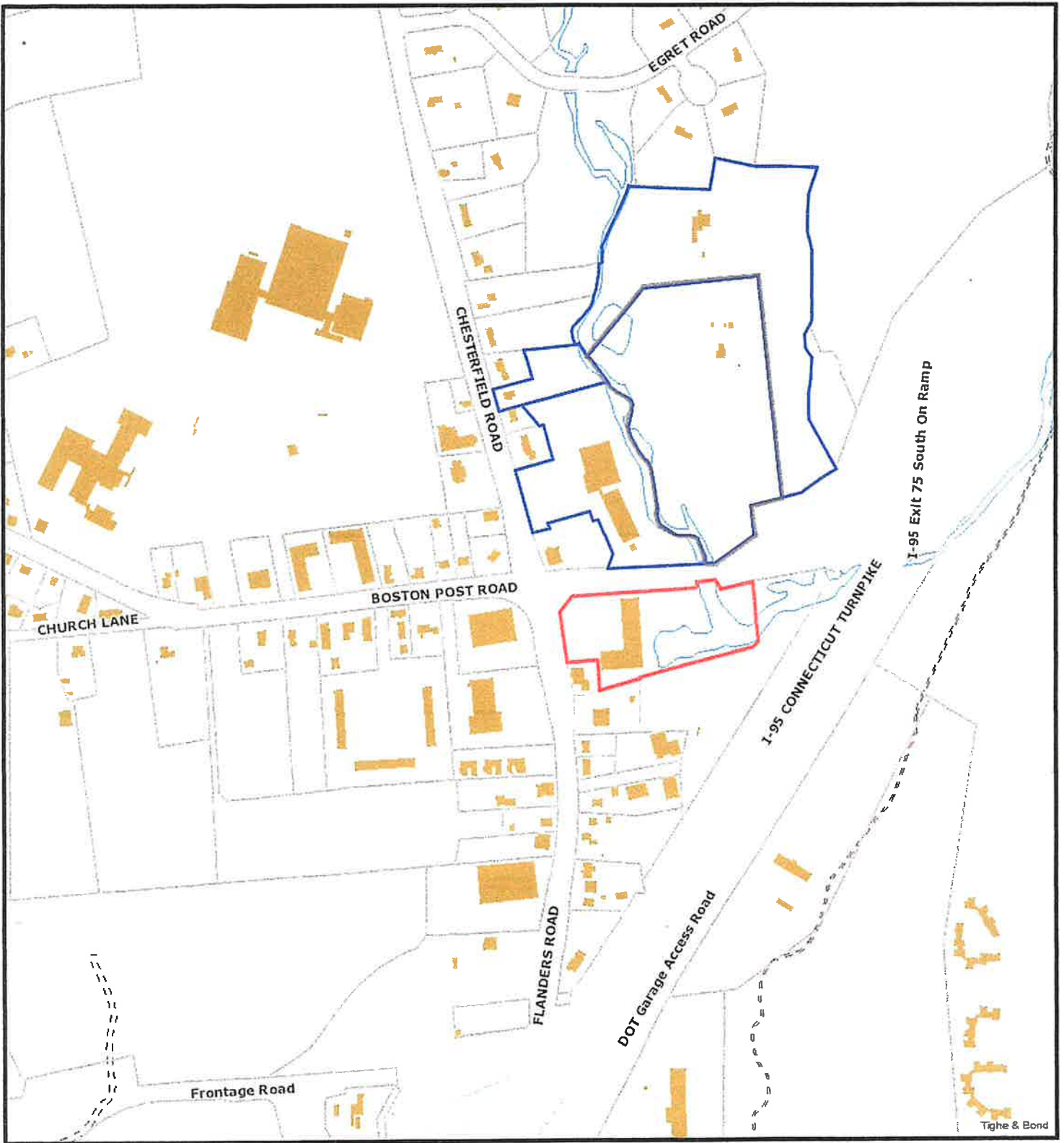
IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.

EXHIBIT C

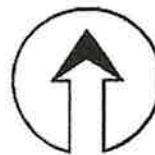


12/23/2023 5:11:21 AM

Scale: 1"=500'

Scale is approximate

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31.0 2-1
DAVIS CAROL S TR &
50 BROCKETT RD
NIANTIC, CT 06357

31.1 55
FLANDERS PLAZA ASSO LLC
10 VISTA COURT
PLEASANTVILLE, NY 10570

31.1 52
RYDER JAMES F III
10 PARK DR
WATERFORD, CT 06385

31.0 2
English Harbour Capital
Partners LLC
30 N. Gould Street
Sheridan, WY 82801

31.1 56
Latimer Brook Commons
P.O. Box 1307
Greens Farms, CT 06838



GIS CODE #: _____
 For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Complete, print, sign, and mail this form in accordance with the instructions on pages 2 and 3.

PART I: To Be Completed By The Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (use drop-down box): Year Month
- ACTION TAKEN (use drop-down box):
- WAS A PUBLIC HEARING HELD? (select one only) Yes No
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
 (print): _____ (signature) _____

PART II: To Be Completed By The Municipal Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING: East Lyme
 Does this project cross municipal boundaries? (select one only) Yes No
 If Yes, list the other town(s) in which the action is occurring:
- LOCATION: [USGS Quad Map Name](#) (see hyperlink): Niantic
[Quad Number](#) (see hyperlink): 101
 Subregional Drainage [Basin Number](#) (see hyperlink): 2202
- NAME OF APPLICANT, VIOLATOR OR PETITIONER: Kristen Clarke, P.E.
- NAME & ADDRESS/LOCATION OF PROJECT SITE:
 91 Boston Post Road

 Briefly describe the action/project/activity: Temporary Permanent
 clearing
- ACTIVITY PURPOSE CODE (Use drop-down box):
- ACTIVITY TYPE CODE(S) (Use drop-down box): , , ,
- WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:
 Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND REVIEW AREA ALTERED [must be provided in acres]: 0 acres
- AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: acres
 [must be provided in acres]

PART III: To Be Completed By The DEP

DATE RECEIVED: _____ DATE RETURNED TO DEP: _____
 FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO