

**DESIGN REPORT
LATIMER GREEN 8-30g HOUSING DEVELOPMENT
91 BOSTON POST ROAD
EAST LYME, CONNECTICUT
JANUARY 11, 2024**

The proposed Latimer Green Housing Development has been conceived and designed by the property owner English Harbour Capital Partners, LLC, applicant Kristen Clarke P.E. and Professional Engineer Timothy May to address the lack of Affordable Housing opportunities in the Town of East Lyme and the New London County Region. The proposed development will consist of one (1) Single Family Home (Existing), 6 Duplex Homes (12 Units) and Twelve (12) single floor apartments to be constructed on a 11.36 acre property located at 91 Boston Post Road. The development will include a privately owned and maintained road system. As detailed in the submitted plans no public improvements will be necessary. This rental community will be age restricted (55+) as is authorized by the Housing for Older Persons Act of 1995 (HOPA).

SITE CONTEXT MAP

This map is submitted to provide the Zoning Commission with the location of the proposed development within its neighborhood. The map shows the relationship of the subject property to natural and man-made features within 1000 feet of the development site. It also includes topography, wetlands, woodlands, public roads, utility easements, and land protected under conservation easements. See Exhibit A

BIOLOGICAL REPORT

No endangered State or Federal Listed Species or Critical Habitat exists on the Town of East Lyme GIS Natural Diversity Data Base Area Map. See Exhibit B.

INLAND WETLANDS

There are inland wetlands on the subject property however no new activity is proposed for any inland wetland or watercourse. Inland Wetlands have been delineated on the A-2 Survey provided as part of this applications submissions.

OPEN SPACE

The proposed development benefits by being adjacent to 200+ acres of publicly accessible Open Space owned by the New England Forestry Foundation, Inc. This will provide direct access to the existing trail system for passive recreation purposes. In addition the portion of the property being utilized as a sod farm and nursely on the

western portion of the property will be available for certain open space activities including the areas around the existing pond and Latimer Brook. Cross use of the farming roads as trails and a picnic area near the existing irrigation pond are envisioned.

SEWAGE DISPOSAL REPORT

The proposed single family homes will utilize individual septic systems. The Apartments will utilize Sections 19-13-B104a through 19-13-B-104 d of the Connecticut Public Health Code for Community Septic Systems having Design Flows of up to 7500 gallons per day. The existing single family residence and the duplex homes will each have their own septic systems.

WATER SUPPLY REPORT

The proposed new residences as well as the renovated existing residence will all be served by municipal water pursuant to the requirements to provide same identified in the Connecticut Public Health Code. The existing residence currently uses well water which be utilized for irrigation purposes only once connection to municipal water has been finalized.

STORM WATER MANAGEMENT PLAN

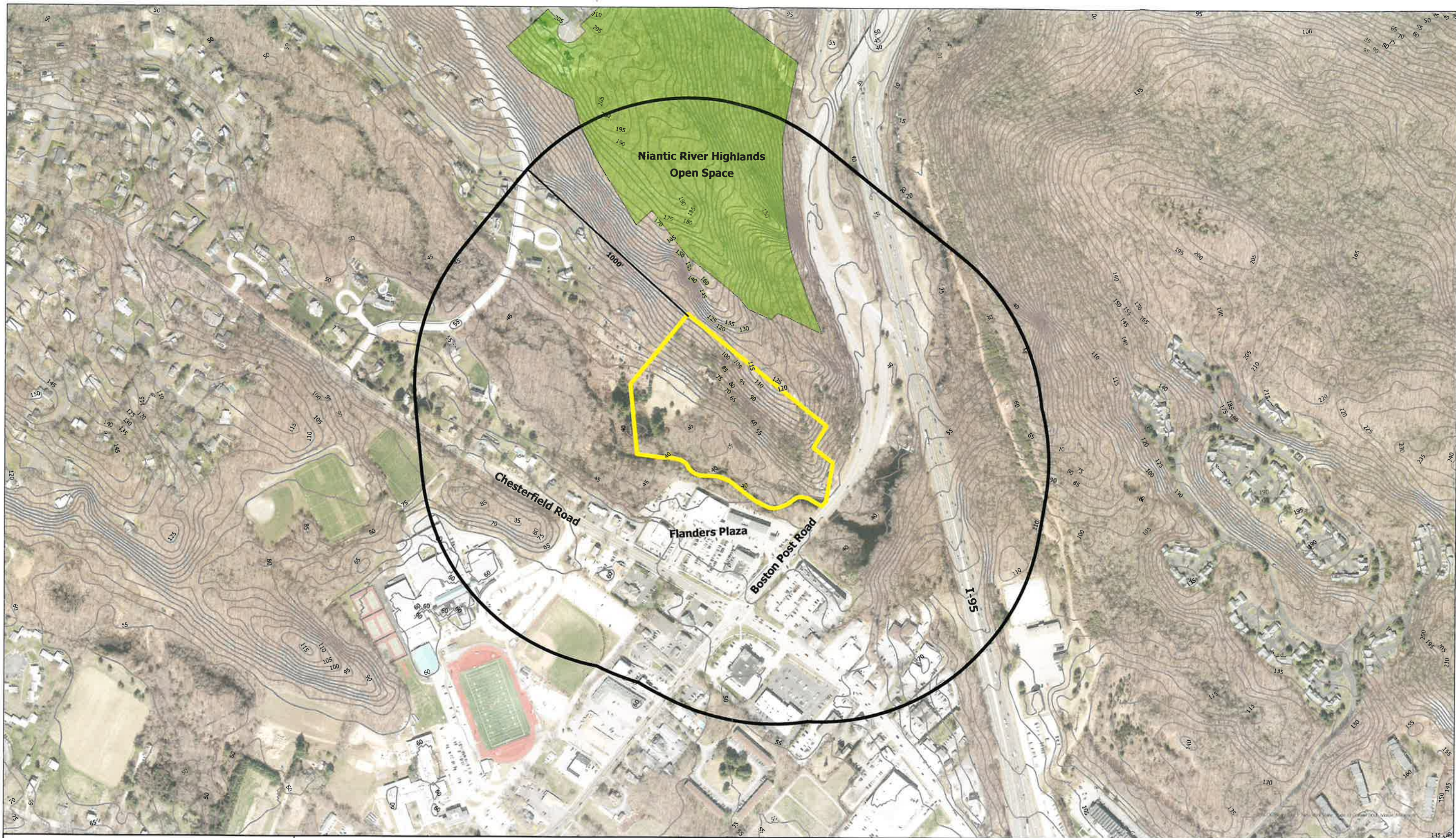
The submitted plans provide the site's Storm Water Management capabilities and include a narrative of the design. Rain gardens will be added to the final design plans to capture roof run off from each of the proposed structures..

ROAD CONSTRUCTION/PUBLIC IMPROVEMENTS

The Private Internal Road System will be built in phases as approved by this commission.

EASEMENTS

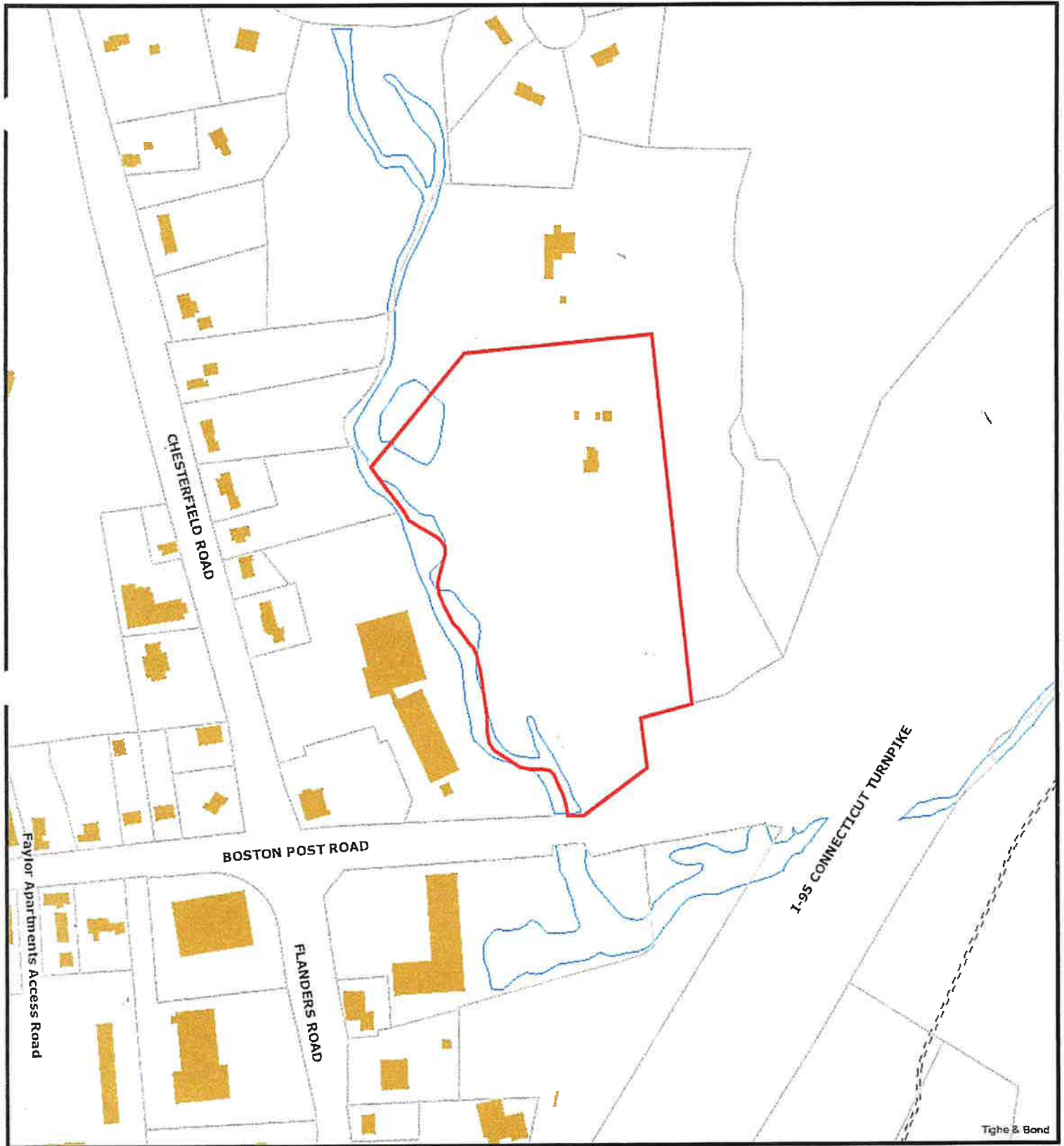
Easements for utilities, in favor of A T & T, are already in existence. See Exhibit C. Access to the property is evidenced by the Easement Agreement and Map with the State of Connecticut Department of Transportation attached as Exhibit D.



Property Owner:
 English Harbour Capital Partners LLC
 91 Boston Post Road
 East Lyme, CT

Site Context Map
 Latimer Green Age Restricted 8-30(g)
 Scale: 1"=200'
 Site: 11.36 acres

Legend
 ■ Subject Property
 ○ 5' Contours
 ○ 1000 Buffer
 ■ Niantic River Highlands Open Space



Tghe & Bond

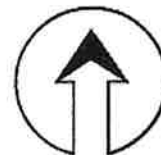
East Lyme G.I.S.
National Diversity Database Map

1/14/2024 8:31:18 AM

Scale: 1"=300'

Scale is approximate

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.



THAT, AMERICAN TELEPHONE AND TELEGRAPH COMPANY, a corporation organized under the laws of the State of New York, having an office in the City of White Plains, County of Westchester and State of New York, Party of the First Part, for and in consideration of One (1) Dollar to it paid by WILLIAM P. TYTLA and ADRIENNE E. TYTLA of the Town of East Lyme, County of New London and State of Connecticut, Parties of the Second Part, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said William P. Tytla and Adrienne E. Tytla, their heirs and assigns, all the right, title and interest that said Party of the First Part has or may have by virtue of a grant of easement dated September 14, 1905 executed by W. J. Gadbois and recorded in the Land Records for the Town of East Lyme, Connecticut in Volume 16, Page 58, affecting certain premises of said Parties of the Second Part, or in which they have any interest, and situate in the Town of East Lyme, County of New London and State of Connecticut.

TOGETHER with all right, title and interest of the said Party of the First Part of, in and to the same, to the intent that the lands hereby released may be discharged from the effect of said grant of easement.

TO HAVE AND TO HOLD the lands and premises hereby released to the Parties of the Second Part, their heirs and assigns, to their own proper use, benefit and behoof forever.

IN WITNESS WHEREOF the Party of the First Part has caused its corporate seal to be hereunto affixed and these presents to be signed by G. D. Franklin, its Right of Way Superintendent, thereto duly authorized on this 6th day of February, 1968.

AMERICAN TELEPHONE AND TELEGRAPH COMPANY

APPEARED AS
BY
TOWN CLERK

WITNESS:

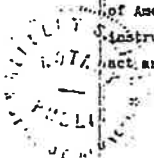
By G. D. Franklin
Right of Way Superintendent.

Herbert S. Kahn
Herbert S. Kahn

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:

White Plains, February 6th, 1968

Then and there personally appeared G. D. Franklin, Right of Way Superintendent of American Telephone and Telegraph Company, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, and the free act and deed of said American Telephone and Telegraph Company, before me



Herbert S. Kahn

HERBERT S. KAHN
Notary Public, State of New York
No. 1000000
Qualified in Westchester County
Comm. Expires 02-22-1969

RECEIVED FOR RECORD Feb 9 1968
AT 3:06 P.M. Office of Town Clerk Chardali

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Adrienne E. Tytla, of the Town of East Lyme, County of New London and State of Connecticut, for the consideration of One Dollar and other valuable considerations received to my full satisfaction of the State of Connecticut, do hereby give and grant unto the said State of Connecticut, its successors and assigns forever, those two full and perpetual easements under, over and across portions of land of the Grantor herein situated in the Town of East Lyme, County of New London and State of Connecticut, on the northerly side of Present U. S. Route 1, within a total area of 0.07 of an acre, more or less:

1. An easement to construct proposed wingwall, excavate brook channel, place proposed riprap, and remove, use or retain excavated material, within an area located between and opposite approximate Stations 15+25 left and 15+81 left of the base line of Present U. S. Route 1, as more particularly shown on the map hereinafter referred to.
2. An easement to install proposed metal beam rail and construct proposed end anchorage, within an area located between and opposite approximate Stations 15+85 left and 15+92 left of said base line, as more particularly shown on said map.

Together with the right to enter a portion of said land of the Grantor herein for the purpose of grading for rail installation, within an area containing 180 square feet, more or less, and located between and opposite approximate Stations 15+81 left and 15+92 left of said base line, as more particularly shown on said map, said right to terminate automatically upon completion of the work.

The above-described easements and right are located on portions of the premises contained in a Warranty Deed dated September 27, 1968, and recorded in Volume 119 at Page 202 of the East Lyme Land Records.

Said premises are subject to a fishing lease in favor of the State of Connecticut (D.E.P.) dated June 10, 1982, and recorded in Volume 193 at Page 407 of said land records.

For a more particular description of the above-described easements, reference is made to a map to be filed in the East Lyme Town Clerk's Office, entitled: "Town of East Lyme, Map Showing Easement Acquired From Adrienne E. Tytla by The State of Connecticut, Route U. S. 1 - Bridge No. 02974 Replacement Over Latimer Brook, Scale 1"=20', January 1983, Robert W. Gubala, Transportation Chief Engineer - Bureau of Highways." Town No. 44, Project No. 44-115, Serial No. 2, Sheet 1 of 1 Sheet.

TO HAVE AND TO HOLD the premises for the purpose aforesaid unto the said State of Connecticut, its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of January, A.D. 1984.

Signed, Sealed and Delivered in the presence of

Darward E. Bushey
Darward E. Bushey

John A. Peanetti
JOHN A. PEANETTI

Adrienne E. Tytla
Adrienne E. TYTLA

Adrienne E. Tytla
44-115-2

STATE OF CONNECTICUT }
COUNTY OF NEW LONDON } ss: *East Lyme*

The foregoing Instrument was acknowledged before me this *27th* day of
January A.D. 1984, by Adrienne E. Tytla.

My Commission Expires
4-1-1988

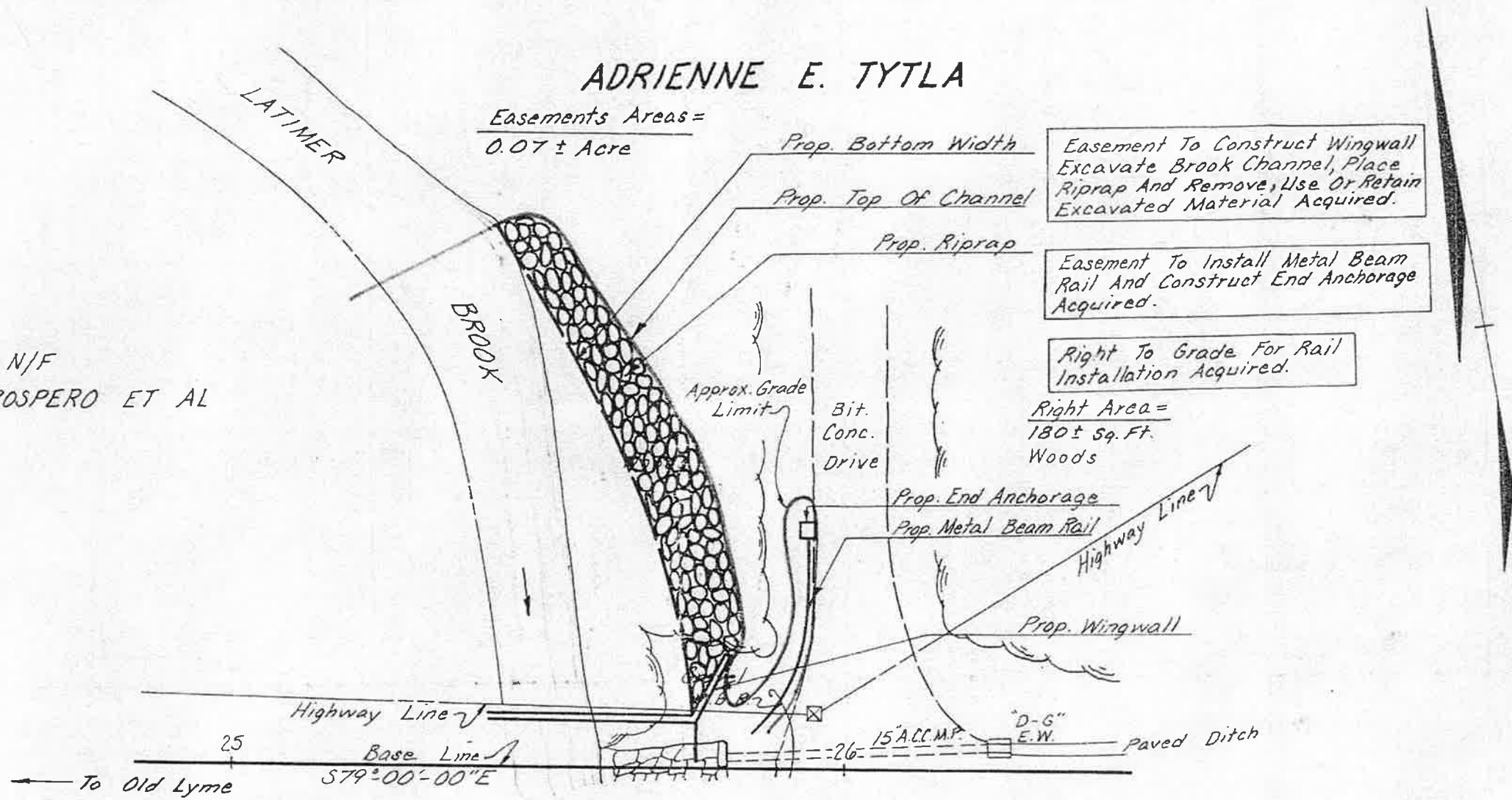
Dwight E. Bushey
Dwight E. Bushey
Notary Public

RECEIVED FOR RECORD *JAN 27 1984*
AT *10:35 A* M. ATTEST *Father B. William*
Town Clerk

ADRIENNE E. TYTLA

Easements Areas =
0.07 ± Acre

N/F
JEAN A. DIPROSPERO ET AL



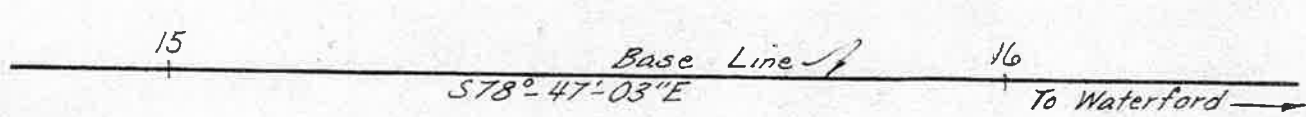
Easement To Construct Wingwall
Excavate Brook Channel, Place
Riprap And Remove, Use Or Retain
Excavated Material Acquired.

Easement To Install Metal Beam
Rail And Construct End Anchorage
Acquired.

Right To Grade For Rail
Installation Acquired.

Right Area =
180 ± Sq. Ft.
Woods

PRESENT U.S. ROUTE 1



RECEIVED FOR FILING
Jan 27 1983 at 10:34 AM
TOWN CLERK'S OFFICE
EAST LYME, CONN.
Elizabeth J. Taylor
TOWN CLERK

I CERTIFY THIS MAP TO BE SUBSTANTIALLY
CORRECT.
Michael J. Parsi Jan. 1984
Michael J. Parsi - Date
Supervisor-Property Maps
Successor to Frank Rossi

DATE	REVISION	REQ BY

TOWN NO. 44
PROJECT NO. 44-115
SERIAL NO. 2
SHEET 1 OF 1
HEREBY CERTIFY THAT THIS MAP
IS SUBSTANTIALLY CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF
Paul Ross
TITLE Engineer Of Property Maps
DATE January 1983

ER-0044(7)
TOWN OF EAST LYME
MAP SHOWING EASEMENT ACQUIRED FROM
ADRIENNE E. TYTLA
BY
THE STATE OF CONNECTICUT
ROUTE U.S. 1 - BRIDGE No. 02974 REPLACEMENT OVER
LATIMER BROOK
SCALE 1" = 20'
ROBERT W. GUBALA
TRANSPORTATION CHIEF ENGINEER - BUREAU OF HIGHWAYS
January 1983

Drawn By M.H.C. Date 1-28-83
Checked By A.P.D. Date 1-28-83
Appr. By _____ Date _____

THIS MAP CONFORMS TO CLASS D
OF CODE OF CONNECTICUT
TECHNICAL COUNCIL INC

Dr. 2 - # 67 1703