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February 26, 2024

Via Email watersewer@eltownhall.com

Ben North P.E.
Municipal Utilities Engineer
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Re: 91 Boston Post Road

Dear Mr. North,

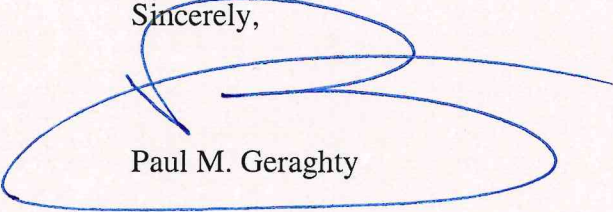
By way of introduction, I represent Kristen Clarke P.E. and English Harbour Capital Partners, LLC who are the owner of the above referenced property and applicant for a twenty-five (25) unit multi-family residential project to be built thereon. A conceptual site Plan is attached as Ex. A which depicts 6 duplex units, the existing single-family residence and two six-unit multi story buildings. This project is intended as rental units and my client has no intention of selling individual units within the development. My client is proposing this as an age restricted development pursuant to Conn. Gen. Statute 8-30g.

Based upon recent discussions with Ledge Light Health District my client was made aware of the ability of municipal water service pursuant to CT Public Health Code 19-13-B51m (b) (1) given that the subject property abuts a property served by municipal water service. A review of the Town's GIS mapping appears to indicate service access by the abutter from a location near my client's property entrance on Boston Post Road (See Ex. B). Accordingly, would you please confirm the availability of municipal water service and the necessary procedure required to access the municipal water service.

Secondly, while the design of the project currently contemplates on site waste water disposal I also wanted to inquire as to the availability of municipal sewer service at the subject property as it also appears municipal sewer service and infrastructure is located nearby as well.

I would appreciate your input as to the matters identified herein at your earliest convenience.

Sincerely,



Paul M. Geraghty

Cc Kristen Clarke P.E.

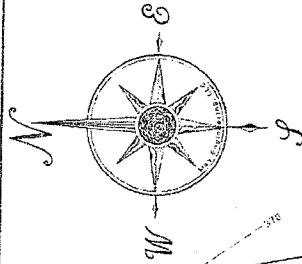
Dan Cunningham via email dcunningham@eltownhall.com w/enc.

Jessica Laroco via email jaroco@eltownhall.com w/enc.

Tim May P.E. w/enc.

William Mulholland via email billm@eltownhall.com w/enc.

EXHIBIT A

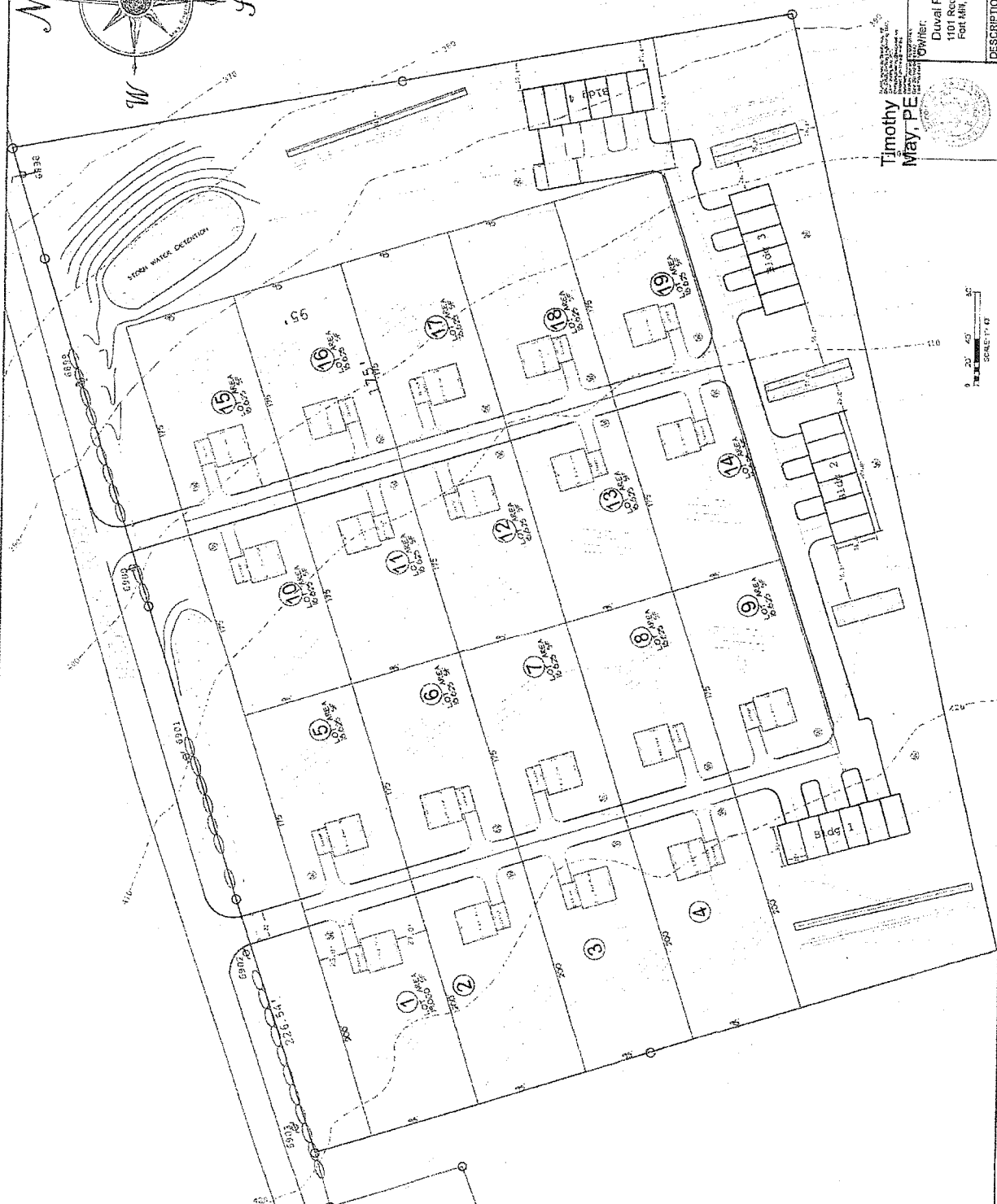


The proposed site development plan for the proposed site is shown on the attached sheets with a north-south orientation of the site. The site is located on the east side of the road, north of the intersection of the road and the road. The site is located on the east side of the road, north of the intersection of the road and the road. The site is located on the east side of the road, north of the intersection of the road and the road.

The proposed site development is for 150 residential units. The site is located on the east side of the road, north of the intersection of the road and the road. The site is located on the east side of the road, north of the intersection of the road and the road. The site is located on the east side of the road, north of the intersection of the road and the road.

Proposed development has been made and is shown on the attached sheets. The proposed development has been made and is shown on the attached sheets. The proposed development has been made and is shown on the attached sheets. The proposed development has been made and is shown on the attached sheets.

Notes: The site is located on the east side of the road, north of the intersection of the road and the road. The site is located on the east side of the road, north of the intersection of the road and the road. The site is located on the east side of the road, north of the intersection of the road and the road.



May Engineering LLC
 Civil Engineering and Site Planning
 1289 RT 183 Queens, CT 06370
 860.844.071

Applicant:
Kristen Clarke P.E.
 20 Risingwood Dr.
 Snow, NH 03304

HOLMES ROAD
 EAST LYME, CT
 SCALE: 1"=40'
 DATE: 07 Feb 2023
 JOB NUMBER: **SHEET**
 1 of 1

Timothy May, PE
 Owner:
 Duval Partners LLC
 1101 Red Ventures Dr.
 Port Mill, SC 29107

DESCRIPTION:
 8.30g Site Plan

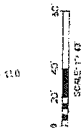
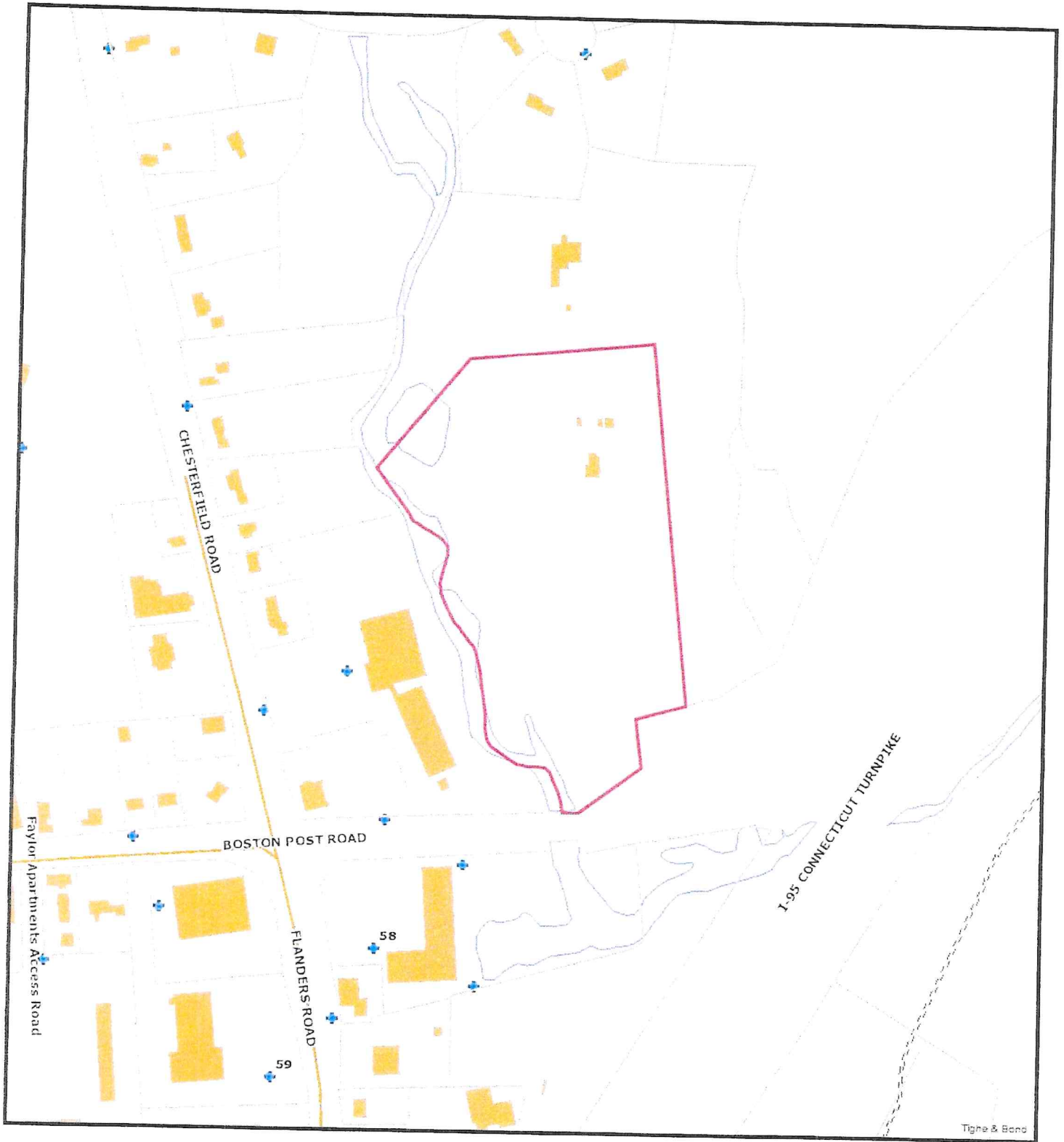


EXHIBIT B



2/23/2024 7:41:20 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.

