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February 27, 2024

Via Email [billm@eltownhall.com](mailto:billm@eltownhall.com)

William Mulholland  
Zoning Officer  
Town of East Lyme  
108 Pennsylvania Avenue  
Niantic, CT 06357

Via email [aklose@eltownhall.com](mailto:aklose@eltownhall.com)

Alex Klose P.E.  
Town Engineer  
Town of East Lyme  
108 Pennsylvania Avenue  
Niantic, CT 06357

Via email [bscheer@eltownhall.com](mailto:bscheer@eltownhall.com)

William Scheer P.E.  
Deputy Public Works Director  
Town of East Lyme  
108 Pennsylvania Avenue  
Niantic, CT 06357

Re: 91 Boston Post Road/Conceptual Site Plan-8-30g Residential Development

Gentlemen,

Attached please find a Drainage Report for the above referenced Conceptual Site Plan Approval application pending before the Town of East Lyme Zoning Commission.

I would note that as a matter of Connecticut Law “Conceptual Site Plan Approval” for a set aside residential development under Conn. Gen. Statute 8-30g requires only the following:



1. A Site Plan “describing the developments total number of residential units and their arrangement on the property and the developments roads and traffic circulation, sewage disposal and water supply”.
2. The application “meets the affordability requirements as a set aside development as those terms are defined in the statue.

My client has submitted the requisite documents required by the 8-30g statute and quite frankly much more than is required at this stage of the permitting process. My client, a professional engineer and PTOE, is well aware of the fact that a Storm Water Management Plan will be required as part of a Final Site Plan approval as will a small amount of additional traffic data.

The purpose of my clients pending Conceptual Site Plan application, as is described in settled case law, is to obtain input into the final design of the proposed project. Accordingly, both the 8-30g Statute and settled case law do not require the detailed plans, reports and studies that may be required for final site plan approval. As the East Lyme Zoning Commission knows from a decision from the Connecticut Superior Court captioned *Landmark Development Group v. East Lyme Zoning Commission* CV-15-6064232 the Court aptly noted “The Conceptual Site Plan is a common sense land use tool providing for staged planning and early review and benefits all parties by allowing for a determination of whether a proposed project is feasible without the expenditure of great sums of money by the developer and of substantial amounts of time and money by town staff and town volunteers as well as residents interested in the review process”.

My client and her development team are available to discuss and address any legitimate concerns and look forward to your professional input. We have requested on numerous occasions since the submission of our application on January 17, 2024, with the ability to meet with you to review the submissions included with our application and I once again request such a meeting prior to next week’s March 7, 2024, Zoning Commission hearing.

Please make this correspondence a part of the record of this matter.

Sincerely,

Paul M. Geraghty

Cc Kristen Clarke P.E. w/enc.

Dan Cunningham via email [dcunningham@eltownhall.com](mailto:dcunningham@eltownhall.com) w/enc.

Jessica Laroco via email [jaroco@eltownhall.com](mailto:jaroco@eltownhall.com) w/enc.

Tim May P.E. w/enc.

## Stormwater Management Evaluation

February 26, 2024

**Property Located at:**

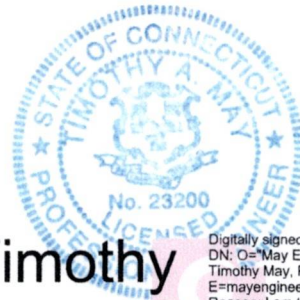
91 Boston Post Rd  
EAST LYME CT

**Prepared For:**

English Harbor Capital Partners, LLC  
c/o Paul Geraghty, Esq  
38 Granite Street  
New London, CT 06320

**Prepared By:**

Timothy A. May, P.E.  
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**Timothy**  
**May, PE**

Digitally signed by Timothy May, PE  
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Reason: I am the author of this document  
Location: Office  
Date: 2024-02-26 19:54:39  
Foxit PhantomPDF Version: 9.7.5



This stormwater management report is developed in support of a proposed multi-family housing development at 91 Boston Post Road, East Lyme CT. The proposed development is submitted for conceptual site plan approval for a 830g affordable housing application. The 2023 Connecticut Stormwater Quality Manual standards have been considered and evaluated for a preliminary plan review to demonstrate that stormwater design and devices can be effectively implemented.

## **SITE DESCRIPTION:**

The site is an 11.36 acre parcel located on the north side of Boston Post Rd (CT Route 1) in the town of East Lyme, CT. The existing parcel is a developed single family residential parcel that has wooded areas with mature deciduous trees and large meadows with grassed areas situated along Latimer Brook. The parcel has slopes ranging from 3% to 14%. There are wetlands and water courses located on the western boundary of this property. The soil type is primarily a hydraulic soil group B and D consisting of Agawam, Hollis-Chatfield and Ninigret fine sandy loams. The soil types were evaluated for their permeability and have a moderate to high infiltration rate referencing the USDA Natural Resource Conservation Service Soil Survey (NRCSS) for this parcel.

The existing parcel has existing Directly Connected Impervious Areas (DCIA) that convey stormwater along the paved driveway and direct flows from the east side of the parcel, traveling southwest toward the property line along Latimer Brook. Existing stormwater discharges currently convey untreated stormwater runoff with no outlet controls or stormwater treatment devices to reduce suspended solids or pollutants.

The preliminary design proposal calls for 6 duplexes and renovation to the existing residential home unit, also the addition of two multi-family apartments with 6 units each. The existing shed and outbuildings are to be removed. The existing ~900 ft long paved/gravel driveway is proposed to be regraded, widened, and paved and catch basins with deep sumps will be installed. An additional 500 ft of paved driveway and parking will be added.

The proposed development will have approximately 2.5 acre of disturbance for the 11.36 acre parcel. Water quality volumes (WQV), Water Quality Flows (WQF) and pollutant reduction BMPs were evaluated. Implementation of stormwater infiltration and detention devices will achieve the required 90% reduction in total suspended solid (TSS) and pollutant reduction. The stormwater collection system proposed will also be designed to infiltrate storm water to reduce WQV and WQF. A stormwater detention pond has been preliminarily modeled and sized to ensure sufficient reduction of stormwater WQV.

## **DESIGN METHODOLOGY AND EVALUATION**

The existing 11.36 acre site consists of ~1.3 acre of developed areas which contains 11,874 sf (0.3 acre) pavement and 2,600 sf roof-impervious areas. The site also contains ~4.5 acre grassed pasture areas. The proposed development will add ~1.3 acre developed area including 15,000 sf (0.34 acre) pavement and ~8,000 sf roof area. The remaining developed areas will be grassed lawns. All paved areas are designed to have a stormwater collection system with a stormwater infiltration system between each catch basin. The stormwater collection and infiltration system is modeled to have a capacity that will exceed WQV requirements. Stormwater from roofed areas will be placed in rain gardens sized to meet WQV. Stormwater WQF and WQV will be diverted to stormwater detention ponds sized to accommodate design storm events for peak runoff and conveyance to downstream stormwater devices. Stormwater detention ponds will also provide infiltration to recharge groundwater and to reduce peak runoff by draining down water levels over a 48 hour period. Infiltration rates for the soil taxonomy provided in the USDA NRCS for the site soils yield average infiltration rates that are adequate to develop infiltration strategies.

## **SUMMARY**

The proposed development at 91 Boston Post Rd. in East Lyme, CT in support of the conceptual site plan approval for an 830g Affordable Housing application has the stormwater design elements to adequately control and treat stormwater runoff. BMP's and design standards from the 2023 Connecticut Stormwater Quality Manual was consulted and incorporated into the proposed development and was used to evaluate stormwater mitigation and treatment device designs.