From:	Ben North
To:	Jessica Laroco; Bill Mulholland
Subject:	91 Boston Post Rd, Latimer Green Development
Date:	Wednesday, March 6, 2024 11:47:37 AM
Attachments:	image001.png

Mr. Mulholland,
Realizing that this is a conceptual plan and I have not been provided with any proposed water and sewer designs, I have some initial comments in regards to the proposed development at 91 Boston Post Rd.

Town water supply is available in accordance with the concepts development, which I understand to consist of 12 duplex residences of two bedrooms each, 12 apartments with two bedrooms each, and a single family home of three bedrooms each. Using East Lyme Water and Sewer (ELWS) regulations, I assume this equates to an average daily water demand of 7,650 gallons per day for domestic usage, which does not include water for lawn irrigation or fire protection requirements. There is also ELWS regulation to my recollection that developments requesting lawn irrigation provide it via their own water supply from private wells on site designed for that purpose. The developer has not requested any additional water for lawn irrigation.
The developer will be required to tie into to the end of the existing town distribution system at a size to be determined by the East Lyme Water Department and tee into the proposed development with a water main of sufficient capacity to provide for fire protection from hydrants and after conferring with the East Lyme building department, sprinkler protection in some of the units. This system shall be metered at the initial entrance of the property with a master meter. It will be up to the owner to decide to meter individual units, but as this is an apartment development with a single owner, ELWS will not be requiring or providing sub-metering.
The master meter, water mains, and all associated water appurtenances will be provided by, owned, and maintained by the development, and be considered a private system, but will be constructed in accordance with ELWS specifications and approved by ELWS before construction commences. Final use of the system will follow successful inspection and testing of the water system before water is approved for connection.
Water assessments will be owed to ELWS for the main connection to the development as well as individual connections to the units. A fee schedule will be developed based on connection sizes per ELWS ordinances concerning water assessments and benefit assessments if applicable.

The developer had sent a letter on 2/26/24 to inquire about the possibility of sewer connection to the towns sewer system. The developer/owner would need to seek capacity from the ELWS commission, as this development is large enough to fall under sewer capacity regulations developed by the commission to review sewer the sewer capacity sought. The commission would hold a public hearing on the development and determine based on ELWS criteria whether sufficient sewer capacity exists to allow the project to connect. If sewer capacity was granted, the developer would bear the cost of connecting to the existing town sewer system at a size to be determined by the East Lyme Sewer Department and tee into the proposed development with a sewer main of sufficient capacity. A sewer assessment would be levied against the development, and all connections to the sewer, including sewer mains, and all appurtenances, would be owned and maintained by the property owner and constructed in accordance with ELWS specifications and approved by ELWS before construction commences. Final use of the system will follow successful inspection and testing of the sewer system before sewer is approved for connection, if capacity was granted. A disclaimer that both water and sewer infrastructure within the bounds of the property would be considered private systems shall be included on the utility site plan to be submitted for review.

These are some of my initial comments, and are subject to change or be revised based on further information and details provided by the developer as this project progresses from a concept to a

proposed design.

Thank You

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