

Mr. Goeschel II,

This is in response to the certified mail dated March 21, 2024 regarding a violation at 90-92 Laurelwood Drive, Niantic, Connecticut.

When we first met in May, 2023, I explained to you that when we purchased the property at 90-92 Laurelwood Drive the property disclosure form did not disclose that the property was in a wetlands area.

YES	NO	UNK	N/A	B. GENERAL INFORMATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3) What year was the structure built? <u>1985</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) How long have you occupied the property? <u>NA</u> If not applicable, indicate with N/A.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____

Seller Initials 

ACT

 Buyer Initials 

SK
PK

 Revised 10/2021

I informed you that there was a low spot in our yard next to the fence of 94 Laurelwood Drive and S. Beechwood Road. During rainstorms water would pool up in our yard and stay there until it was absorbed by the ground. We also noticed there was a culvert on the corner of S. Beechwood Road and Park View Drive. The culvert was dry and was covered with grass and weeds. We mowed the lawn in our yard which was full of tall grass and weeds and a few bamboo plants with a 20 inch push mower. If you would like, I can send you a video of the back and side yard taken right before we purchased the property. You told me that the prior owner had cut down all the trees in the back yard and cleared the rest of the overgrown vegetation. We also cleared out the culvert. We noticed that there was a steady flow of water coming under the fence from 94 Laurelwood Drive onto our property. During the next few rainstorms we discovered that the rain water that was coming from under the fence of 94 Laurelwood Drive, and water from the rainfall was pooling in our backyard and not making it to the culvert. We brought in some fill and filled in the low spots. We also created a trench along the fence bordering the property at 94 Laurelwood Drive and along S. Beechwood Road, in line with the culvert. We eventually planted trees so they can absorb some of the groundwater. We did not disturb the existing soil near the

road. The water started flowing to the culvert and was no longer pooling in our yard. All the water was reaching the culvert until mid March of this year when we started getting heavy rainfall. The groundwater started seeping onto the street but not from the trench that we created. I noticed that there was water coming out of the ground between the road and the trench. The water table is very high in our neighborhood and the drainage is poor. Our backyard is the low spot from two streets, Laurelwood Drive and S. Beechwood Road. During heavy rainfalls the front of our house has pools of water because the ground cannot absorb it all.

You told me about the pond at the top of S. Beechwood Road and some of the work that was done by the homeowners without discussing it with the town. We also agreed that you were going to contact the town engineer and the three of us would meet at our property to assess the work that we had done. A few weeks later, Paul Kowal, the co-owner of the property came in to apply for a permit for a shed. He told me that the two of you discussed the drainage issue on S. Beechwood Rd. and that we did not need to proceed with the demands on the first certified letter, dated May 5, 2023, that was sent to us. You also told Mr. Kowal that the town did not want to spend the money to install storm drains on the street and that you would try to have Mr. Hale install the storm drains on S. Beechwood Road leading to the culvert during the construction on his three lots on S. Beechwood Road.

Here is some of the information that I discovered about the modification of the water course that eventually ends up on our property.

1. The house at 107 S. Beechwood Road has a pipe diverting the water from one side of the property to the other. I was told the pipe was installed by the builder, William Heenan in 1995-1996 when the house was built. If the pipe was not installed the water would spread in the yard and get absorbed by the ground and there would be less water coming down to our property.
2. The owner of 94 Laurelwood Drive, Steven McFarland cut down all the trees in his backyard and cleared out all the vegetation and installed a four foot wide trench from one side of his property to the property line that we share. If he did not dig the trench the water would flow towards S. Beechwood and dissipate in his yard and we would get less water flowing into our yard. As far as I know the building code does not allow discharge of water onto someone else's property.
3. I spoke to some of the homeowners on S. Beechwood Road and I was told that there has always been an issue with the water flowing over S. Beechwood Road from our backyard.

The town is aware of everything that was done by our neighbors to divert the water course from their properties unto ours but did not do anything to stop them. We did not call the town to complain about what the neighbors did. We just made improvements to get the water to the culvert and not pool in our yard.

Now you are asking us to hire an engineer and correct a problem that has been existing for a long time. The water course from the top of S. Beechwood Road has been diverted by several homeowners and overlooked by the town. As far as I am concerned we minimized the amount of water making it to the street, we now do not have a pool of standing water that would attract mosquitos and water is flowing

into the culvert.

Here is what I would like to happen for this issue to be resolved amicably. You and any other town officials come out and look at the work that we did and send me a certified letter that we made an improvement to the water issue. I am including photos for you to review of the improvements that we made and some of the work that our neighbors did to divert the watercourse.

Photos 1 and 2 show the water flowing into the culvert and no water on the street.

Photo 3 shows the trees that were planted.

Photo 4 shows water flowing to the culvert, a level and water on the street. The top of the trench is about five inches below the road.

Photo 5 shows the bubble in the level confirming that the trench is lower than the street level.

Photo 6 shows the water flowing to the culvert and the wet road. The picture was taken on Sunday March 31st. It had not rained since Friday morning so there is not much water in the trench but the groundwater is still flowing into the road.

Photos 7 and 8 show the drainage pipe In and Out at the house at 107 S. Beechwood Rd.

Photos 9, 10 and 11 show the ground water at the house on the corner of Spring Glen Rd. and Park View Dr. going across the street onto the house on Park View Dr.

Photo 12 shows the trench at 94 Laurelwood Drive ending on the property line of our property.

Sincerely,

A handwritten signature in cursive script that reads "Jim Apostolidis".

Jim Apostolidis

