

# Town of

P.O. Drawer 519

Town Engineer

Alexander T. Klose, P.E.



# East Lyme

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May 17, 2024

RE: 91 Boston Post Road, Proposed Age Restricted Affordable Housing Development,  
Conceptual Site Plan Approval Review

Mr. Mulholland,

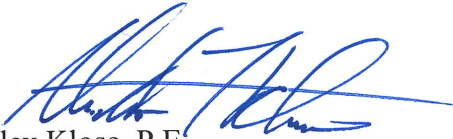
As requested, I have reviewed the materials submitted by the applicant and their engineer and attorney regarding a proposed development at 91 Boston Post Road, in response to a denial by the East Lyme Zoning Commission. The materials included; a letter from attorney Paul Geraghty, Esq. dated April 24, 2024 with enclosures and a site plan prepared by May Engineering, LLC, dated April 22, 2024.

After review of the materials, I provide the following comments;

1. I note that the proposed stormwater detention basin has been proposed closer to the AE flood zone. I also note that the elevation from the flood cross section "F" through Latimer Brook indicates a potential flood elevation of 46.4 feet and the bottom of the basin is proposed at elevation 45 and would require a berm below the elevation of potential flood adjacent the flood zone. The proposed basin also appears to be in the 0.2% Annual Chance Flood Hazard or the Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (other areas of special flood hazard). From these factors I have a concern for the integrity of the detention basin in a flood event and would recommend the basin be located further from the flood zone and at a higher elevation, or an alternative design be considered for stormwater management.
2. The applicant's attorney indicated in his letter that Rema Ecological Services, LLC has been retained to provide environmental planning support services which will include surface water quality evaluation and guidance in the design of stormwater BMPs. I do not have any information from this consultant to review at this time. I have also not received a revised stormwater management report with the new conceptual site plan, therefore I cannot comment on stormwater quality or other environmental impacts at this time.
3. The applicant is proposing a drive off of Route 1 (Boston Post Road) and therefore will likely require an encroachment permit with a review from the Connecticut Department of Transportation's Office of the State Traffic Administration (OSTA).

4. As previously stated, I note that the development proposes a private driveway. A private driveway will not receive East Lyme Public Works services such as snow removal, stormwater management system maintenance, pavement repair and preservation, and refuse collection. I recommend an operations and maintenance plan be submitted that clearly outlines responsible parties for future management of these critical functions.

Respectfully,



Alex Klose, P.E.  
Town Engineer