

Exhibit
II II



- Soil & Wetland Studies
- Ecology • Application Reviews
- Listed Species Surveys • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Expert Testimony • Permitting

June 6, 2024

VIA HAND-DELIVERY

Town of East Lyme
Zoning Commission
Town Hall
108 Pennsylvania Avenue
East Lyme, CT 06357-1510

Attn.: Ms. Anne Thurlow, Chairperson

Re: *CONCEPTUAL SITE PLAN REVIEW: SUMMARY OF FINDINGS*

25-unit, Age-restricted Residential Development
91 Boston Post Road, East Lyme, Connecticut

REMA Job No.: 24-2709-ELY20

Dear Chairperson Thurlow and Commission members:

At the request of the applicant, Ms. Kristne Clarke, P.E., for the above-referenced residential development application, REMA ECOLOGICAL SERVICES, LLC (REMA) has reviewed a conceptual plan, and a drainage report, prepared by May Engineering, LLC, dated June 4 and 5, 2024, respectively.

As part of our review, we visited the subject site on April 27th, and June 3rd, 2024 (see attached annotated photos, and Figure A). Prior to the fieldwork, REMA conducted an initial desktop study and analyses of existing secondary-source data, including, but not limited to, U.S. Geological Survey (USGS) topographic quadrangle maps, U.S. Department of Agriculture/Natural Resources Conservation Service (USDA/NRCS) Soil Survey data, most recent color aerial photographs (leaf-off), and other data layers available from the Connecticut Environmental Conditions Online (CTECO). We also accessed the Town of East Lyme's online GIS viewers, to glean any information, over and above what was available from the aforementioned sources.



Finally, we reviewed a letter from the Connecticut Department of Energy & Environmental Protection's Natural Diversity Database, dated February 13, 2024, in which 3 "listed" species were noted as potentially occurring on the subject site: Northern long-eared bat, wood turtle, and smooth green snake.

Our findings are as follows:

1. The subject site is associated with a significant natural resource, namely Latimer Brook (see attached USGS StreamStats)
2. The eastern section of the site contains steep slopes and bedrock-controlled topography, while the central and western portions have relatively gentle slopes down to Latimer Brook.
3. Much of the subject site is forested, with the exception of a roughly 1.2 acre open grassy field, to the west and downgradient of an existing house structure.
4. A roughly 0.45 acre, shallow dugout pond, is located in the northwestern section of the subject site, 25 to 30 feet easterly of Latimer Brook.
5. Forested wetlands are associated with the Latimer Brook riparian area. These are somewhat extensive within the southwestern section of the subject site.
6. Based on review of archival aerial photographs (e.g., flight year 1965), the lower nearly level portion of the site's forested uplands was in agriculture for many decades (i.e., hayfield, and/or pasture). The invasive Japanese barberry, and to a lesser extent, multiflora rose, dominates most of the understory.
7. In reviewing the plan and drainage report, it is our professional opinion that the proposal is sensitive to the preservation and impact minimization of the site's natural and ecological resources, including potential "listed" species.
8. The proposed "development footprint" is concentrated within areas that are already disturbed, or which do not contain sensitive or significant resources.
9. The proposed conceptual stormwater management plan utilizes low-impact development practices, such a rain gardens and an infiltration trench, which promote infiltration and exceptional stormwater renovation. As a result, impacts to the water quality of surface waters, including that of Latimer Brook, are not expected.



10. The location of the proposed septic system leaching fields are located several hundred feet from Latimer Brook, its wetlands, and the on-site shallow pond. We are confident that these can be designed so as to not impact the water quality of the downgradient resources, including Latimer Brook.
11. In regard to “listed” species, our initial surveys indicated that the available habitat is “suboptimal” for both of the Special Concern wood turtle and smooth green snake, as well ribbon snake, which could also occur here. Nevertheless, the proposed development is not encroaching upon the potential habitats for these species.
12. We note that there are many opportunities for habitat enhancement at the subject site through invasive plant removal, conservation plantings, and the formulation of the long-term management plan, especially for the open meadow, the shallow pond, and Latimer Brook.

Please feel free to contact us if you have any questions.

Respectfully submitted,

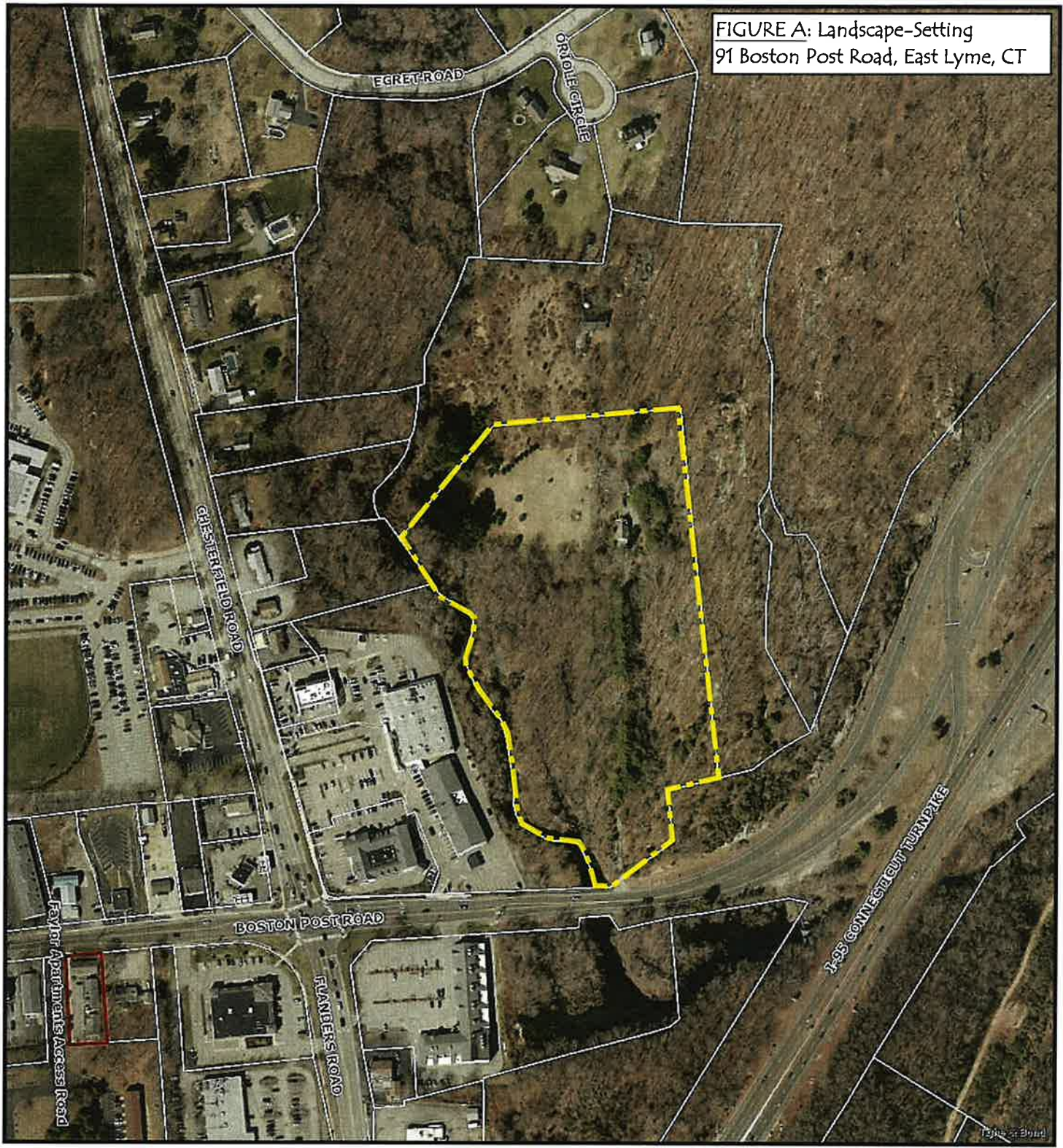
REMA ECOLOGICAL SERVICES, LLC

A handwritten signature in black ink that reads "George T. Logan".

George T. Logan, MS, PWS, CSE
Certified Professional Wetland Scientist,
Registered Soil Scientist, Certified Senior Ecologist

Attachments: Figures A; Photos 1 to 14; USGS StreamStats

FIGURE A: Landscape-Setting
91 Boston Post Road, East Lyme, CT





6/5/2024 1:56:04 PM


Scale: 1"=300'


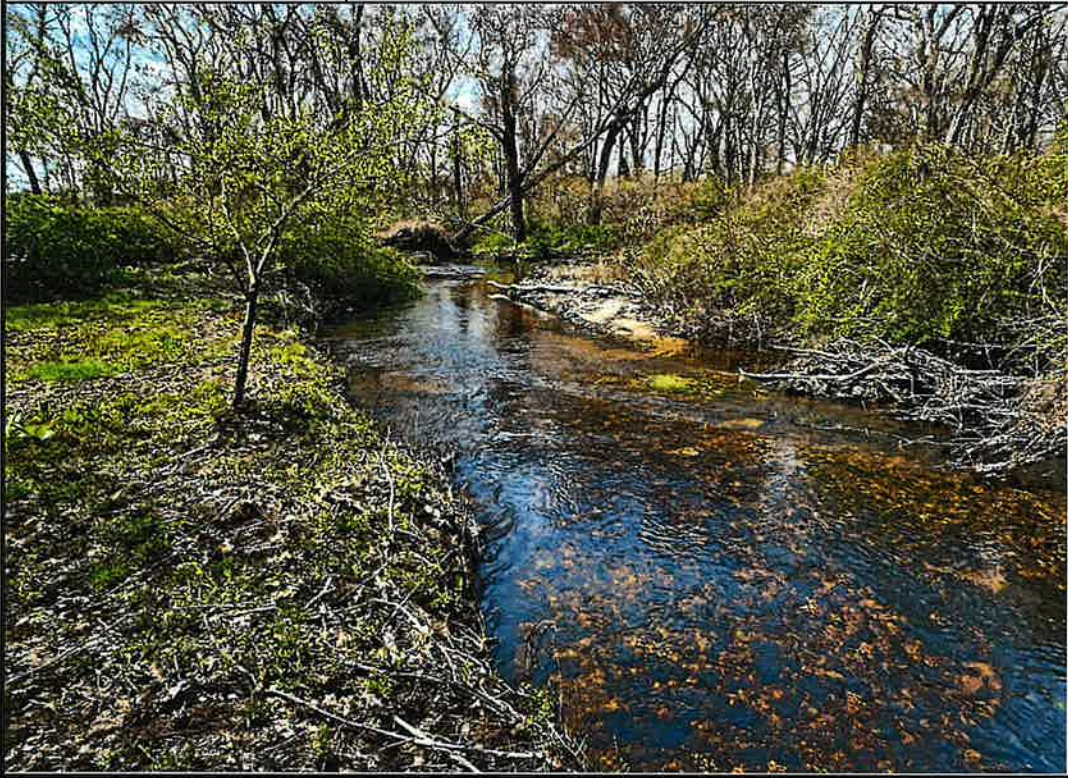
Scale is approximate


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.




	SITE/LOCATION: 91 Boston Post Road East Lyme, CT	REMA JOB NO.: 24-2709-ELY20	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: April 27, 2024	FACING: SOUTHERLY	PHOTO NO.: 1	
		<i>Comments: Moderately well drained uplands easterly of Latimer Brook; post-agricultral red maple dominated forest; not Japanese barberry infestation</i>	



DATE: April 27, 2024	FACING: SOUTHWESTERLY	PHOTO NO.: 2	
		<i>Comments: View of Latimer Brook from the east bank; note commercial center in background</i>	


	SITE/LOCATION: 91 Boston Post Road East Lyme, CT	REMA JOB NO.: 24-2709-ELY20	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: April 27, 2024	FACING: SOUTHWESTERLY	PHOTO NO.: 3	
			<i>Comments: Latimer Brook as seen from eastern bank, just off-site to the north</i>

DATE: April 27, 2024	FACING: SOUTHWESTERLY	PHOTO NO.: 4	
			<i>Comments: Close-up of Latimer Brook in-stream substrate (gravel and stone)</i>

	SITE/LOCATION: 91 Boston Post Road East Lyme, CT	REMA JOB NO.: 24-2709-ELY20	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: April 27, 2024	FACING: WESTERLY	PHOTO NO.: 5	
		<i>Comments: View of maintained moist meadow from the slope at the existing house structure</i>	

DATE: April 27, 2024	FACING: SOUTHWESTERLY	PHOTO NO.: 6	
		<i>Comments: Dug-out shallow pond within northwestern section of site</i>	

	SITE/LOCATION: 91 Boston Post Road East Lyme, CT	REMA JOB NO.: 24-2709-ELY20	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: April 27, 2024	FACING: SOUTHERLY	PHOTO NO.: 7	
		<i>Comments: Flooplain forested wetland associated with Latimer Brook; note box culverts under Boston Post Road in the far background</i>	

DATE: April 27, 2024	FACING: EASTERLY	PHOTO NO.: 8	
		<i>Comments: Forested riparian wetland; note rubble wall and slope in background</i>	



SITE/LOCATION: 91 Boston Post Road
East Lyme, CT

INVESTIGATOR(S): George T. Logan, MS, PWS, CSE

REMA
JOB NO.:
24-2709-ELY20

**ANNOTATED
PHOTO LOG**

DATE: June 3, 2024

FACING: SOUTHEASTERLY

PHOTO NO.: 9



Comments: Floodplain forested upland associated with Latimer Brook 100-year floodplain



DATE: June 3, 2024


FACING: NORTHERLY


PHOTO NO.: 10



Comments: Latimer Brook; upstream view

	SITE/LOCATION: 91 Boston Post Road East Lyme, CT	REMA JOB NO.: 24-2709-ELY20	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: June 3, 2024	FACING: SOUTHEASTERLY	PHOTO NO.: 11	
		<i>Comments: Moist meadow below existing house structure</i>	

DATE: June 3, 2024	FACING: SOUTHERLY	PHOTO NO.: 12	
		<i>Comments: Shallow dug-out pond; includes deep marsh habitat</i>	

	SITE/LOCATION: 91 Boston Post Road East Lyme, CT	REMA JOB NO.: 24-2709-ELY20	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		

DATE: June 3, 2024	FACING: SOUTHEASTERLY	PHOTO NO.: 13
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Comments: Close-up of dug-out shallow pond

DATE: June 3, 2024	FACING: NORTHERLY	PHOTO NO.: 14
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Comments: Latimer Brook, just upstream of box culvert under Boston Post Road (upstream view)

StreamStats Report - Latimer Brook

Region ID: CT

Workspace ID: CT20240606195529896000

Clicked Point (Latitude, Longitude): 41.36654, -72.20749

Time: 2024-06-06 15:55:49 -0400



+ Collapse All

> Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	17.2	square miles
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	9.37	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	1.99	percent
MAPM	Mean Annual Precip Basin Average	50.27	inches

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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Application Version: 4.20.1

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1