

Received

MAR 11 2025

Town of East Lyme
Land Use

From: Danielle Holmes <dholmes@llhd.org>
To: Tim MAY <mayengineering@sbcglobal.net>
Cc: Katie Baldwin <kbaldwin@llhd.org>
Sent: Wednesday, March 5, 2025 at 12:43:03 PM EST
Subject: Heritage Rd, East Lyme

Good afternoon, Tim,

I've reviewed the proposed three lot subdivision plan dated January 6, 2025, at subject location for septic suitability and offer the following comments:

General (all lots)

1. The footing drain discharge line & outlet location(s) are not shown. Outlet locations shall maintain a minimum 25' separation if the point of discharge is upgradient or on the sides of the septic system, and 50' if downgradient.
2. The pre-soak information (date & time) for all percolation tests should be included.
3. All proposed well arcs should be kept on the property they serve, and well casings 10' from driving surfaces.
 - a. A well has a minimum required separation of 25' to any drains, measured to the drain's edge. Since new construction has foundation drains which are typically 1.5'-2' in width, the well should be shown greater than 25' from the house footing to comply with the separation requirement.
4. For the same reason (3a.), septic components should be shown greater than 25' from the house footing.

Lot 1

Generally suitable subject to the above conditions.

Lot 2

See comments 1 & 2 above, and:

- PT 7 yielded a rate faster than 1 min/in. Distance from a water supply well to a leaching system shall be doubled if the receiving soil percolation rate is faster than 1.0 minute per inch and the bottom of the leaching system is less than 8 feet above ledge rock. 150' sanitary well radius required.

Lot 3

See comments above, and:

- There is no soil data representing the Reserve Area. Additional soil testing is required or show the Reserve in an alternate location where data is available.

Lastly, plans should include a raised seal/ P.E. stamp or original signature.

Please let me know if you have any questions. Most comments are minor and can be listed as conditions of suitability. The main issue is the well separation on Lot 2.

Respectfully,

Danielle Holmes, REHS/RS

Subsurface Sewage Technical Advisory Committee Co-Chair, CEHA

Senior Sanitarian

Ledge Light Health District

p. 860.448.4884

f. 860.448.4885

dholmes@llhd.org

www.llhd.org

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