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April 2, 2025

Via email

Via Email: ggoeschel@eltownhall.com
Gary Goeschel, Director of Planning
Rich Gordon, Chairman
Town of East Lyme Planning Commission
108 Pennsylvania Avenue
Niantic, CT 06357

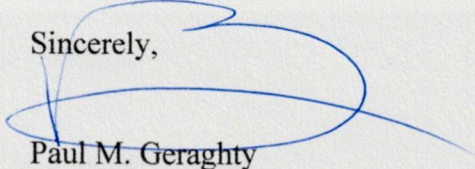
Re: Duval Partners LLC/Kristen Clarke P.E.
8-30g Subdivision Application
Holmes Road/Assessors Map 57.0 Lot 30

Gentlemen,

Please accept this correspondence as my clients' request for a continuation of the April 8, 2025 Planning Commission hearing on the above referenced application until and including the May 13, 2025, regularly scheduled Planning Commission meeting. This shall also serve as the consent to the extension of time to conclude the Public Hearing and the decision deadlines of this application. These actions are each allowed by Conn. Gen. Statute 8—7d (a).

These requests and consents are necessitated by the delays by Ledge Light Health District in the processing of our site testing application submitted to them on November 11, 2025 to which my clients only received final data on March 27, 2025, see Exhibit 1, which will require a significant undertaking by my client as evidenced by the Memorandum to Katie Baldwin (Ledge Light Health District) from my client Kristen Clarke P.E. dated March 30, 2025 which is attached as Exhibit 2.

Sincerely,


Paul M. Geraghty

Enc

Cc: clients

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EXHIBIT 1

TEST PIT: 20A
0-9" TS 9-28" Orange, Brown fine sandy loam 28-78" – Grey, brown fine sand & gravel with cobbles and boulders . Snow on the bottom of TH.
Mottles: None to 78"
GW: None to 78"
Ledge: none to 78"
Roots: to 44"
Restrictive: 78"

GROUNDWATER TABLE (Near max., below max., etc.): below max
 SOIL MOISTURE (High, medium, low, etc.): high

PERCOLATION TEST DATA

(Record all Perc Tests)

DATE:

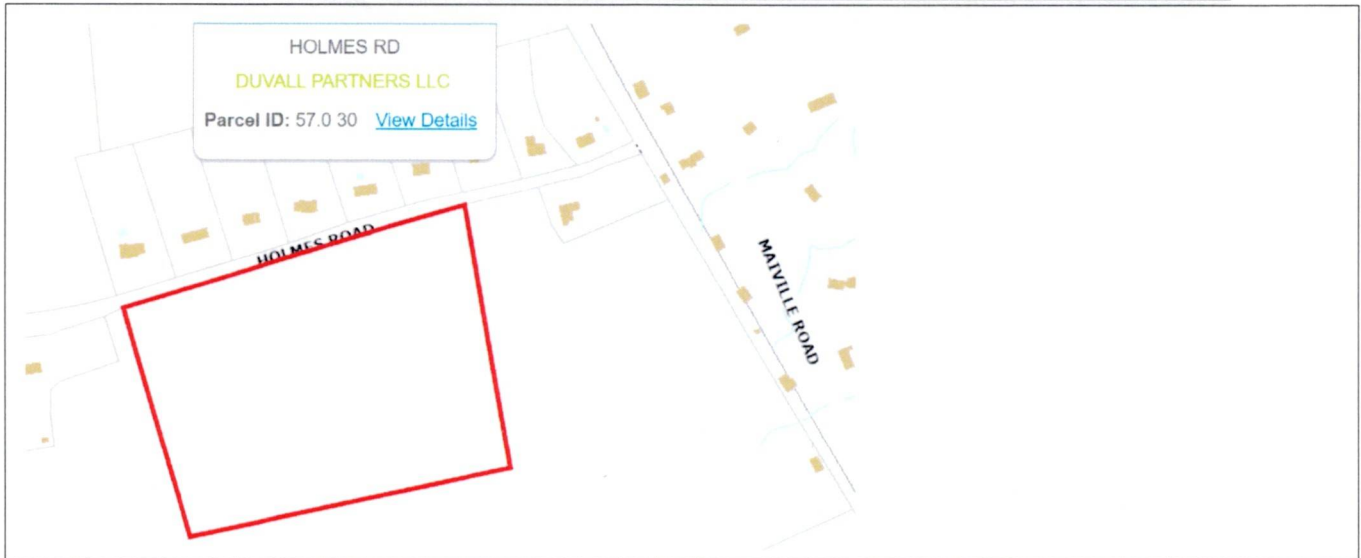
Percs to be conducted by PE

PERC:			PERC:		
DEPTH:			DEPTH:		
PRESOAK:			PRESOAK:		
TIME	READING	Min/in	TIME	READING	Min/in
PERC RATE:			PERC RATE:		

COMMENTS: _____

SPECIAL CONDITIONS		CONCLUSIONS	
Design Flow > 2000 GPD		Suitable for Sewage Disposal	
Public Water Supply Watershed		Unsuitable for Sewage Disposal	
Probable High Groundwater		Additional Investigation Req'd	x
Slope > 25 percent		Wet Season Monitoring Req'd	
Perc Rate < 1 min/inch		Retest During Wet Season	
Perc Rate > 30 min/inch		Licensed Engineer Plan Req'd	
Ledge < 5 feet below grade		Other:	
Limited Suitable Area		Holes have been open for months	**
Open Watercourse or Wetlands			
Flood Plain / Seasonal Flooding			
Max. G.W. < 36 inches below grade	x		

LOCATION DRAWING INCLUDING ALL TEST PITS AND PERCOLATION HOLES



DESIGN RECOMMENDATIONS/COMMENTS

Test pits should be dug and logged on same day _____

Form completed by: Wendy K. Brown-Arnold, RS, REHS
(Certified Local Health Agent or P.E.)

Accuracy assured by (If P.E. completed form): _____
(Certified Local Health Agent)

Others present for site investigation (Engineer, developer, installer etc.): Katie Baldwin, REHS; Danielle Holmes, REHS

EXHIBIT 2

MEMORANDUM

To: Katie Baldwin
Cc Paul Geraghty, Esq.
Tim May P.E.
J.P. Merein LS
Steve Harney
Daniel Cunningham, Esq
Gary Goeschel
Duval Partners LLC

From: Kristen Clarke P.E.
Date: March 30, 2025
Subject: Site Testing Application
Duval Partners LLC Property
Holmes Road, East Lyme

Dear Ms. Baldwin,

I write to address the above referenced application submitted on November 11, 2024, the test data received in part on March 7, 2025 and the remainder received on March 27, 2025 and the timing for the additional work necessitated by the untimely review of the 40 test holes dug last November.

As an initial matter as the applicant for this matter I am requesting to be provided with directly from Ledge Light Health District all future data and correspondence(s) regarding this application and all other currently pending and future applications I submit or have submitted.

Secondly, I question the legitimacy of the aforementioned test hole data provided in terms of the data's claimed hole and mottle depth's and "poss. ledge ?" conditions. The reliability of the data questions I raise is due to the fact that each of the 40 holes was dug to a depth of 96" in which no ledge was ever encountered and the claimed "restrictive" depth appears to have been determined by ice and or the partial collapse of the test hole side walls given the extended period, nearly three months, the test holes were left open to winter weather conditions.

Given the impact the claimed and disputed test hole data will have on the system designs required by the Technical Standards for Subsurface Sewage Disposal Systems of the Connecticut Public Health Code, primarily MLSS calculations, as well as the requirements of the Town of East Lyme Subdivision Regulations we will now be forced to address the data provided by Ledge Light Health District by undertaking the following actions;

Test Hole #

1 B-Re-dig existing hole to demonstrate no ledge at 57". Review claimed mottle depth of 25".

2 A-Re-dig existing hole to demonstrate no ledge at 54". Review claimed mottle depth of 26".

2 B-Re-dig existing hole to demonstrate no ledge at 55". Review claimed mottle depth at 28".

3 A-Re-dig existing hole to demonstrate no ledge at 55".

3 B-Re-dig existing hole to demonstrate no ledge at 54". Review claimed mottle depth at 28".

4 A-Re-dig existing hole to demonstrate no ledge at 45". Review claimed mottle depth at 25".

4 B- Re-dig existing hole to demonstrate no ledge at 38". Review claimed mottle depth at 22".

5 A-Re-dig existing hole to demonstrate no ledge at 29". Review claimed mottle depth at 24"

5 B-Re-dig existing hole to demonstrate no ledge at 34". Review claimed mottle depth at 27"

6 A-Review claimed mottle depth at 25"

6 B-Review claimed mottle depth at 17"

7 A-Re-dig existing hole to demonstrate no ledge at 43". Review claimed mottle depth at 20".

7 B-Re-dig existing hole to demonstrate no ledge at 36". Review claimed mottle depth at 20".

8 A-Re-dig existing hole to demonstrate no ledge at 34". Review claimed mottle depth at 25".

8 B-Re-dig existing hole to demonstrate no ledge at 29". Review claimed mottle depth at 24".

9 A-Re-dig existing hole to demonstrate no ledge at 35". Review claimed mottle depth at 23".

10 A-Re-dig existing hole to demonstrate no ledge at 30". Review claimed mottle depth at 24".

10 B-Re-dig existing hole to demonstrate no ledge at 32". Review claimed mottle depth at 28".

11 A-Review claimed mottle depth at 24".

11 B-Determine mottle depth, if any.

12 A-Re-dig hole to 96" ? Review claimed mottle depth at 24".

12 B- Re-dig hole to 96".

13 A-Review claimed mottle depth at 24"

13 B-Review claimed mottle depth at 28"

14 A-Re-dig Hole to 96" ?

14 B-Re-dig hole to 96" ?

15 A-Re-dig hole to 96" ?

15 B-Re-dig hole to 96" . Determine mottle depth, if any.

16 B-Re-dig hole to 96" . Determine mottle depth, if any.

18 B-Determine mottle depth, if any.

From a scheduling perspective Gerwick-Mereen will be undertaking the perc testing of the twenty test holes on proposed lots 11 thru 20 beginning on 4/2/2025. We have scheduled our excavator for the week of 4/14 and would request a schedule of a day and time early that week when Ledge Light Health District would be available to be on-site for the re-digging on lots 1 thru 10 as well as the new multi-family application testing for lot 20. I will also arrange to have Tim May and our Soil Scientist present on the day and time of your choosing. Please get back to me regarding scheduling. Thankyou.