

APPLICATION NO. Received

JUL 23 2025

Town of East Lyme
Land Use**PLANNING COMMISSION APPLICATION
FOR SUBDIVISION / RE-SUBDIVISION, SUBDIVISION
MODIFICATION, POCD AND SUBDIVISION REGULATION
AMENDMENT**APPLICATION TYPE: Subdivision X Re-Subdivision _____ Subdivision Modification _____
POCD Amendment _____ Subdivision Amendment _____NAME OF SUBDIVISION: CORNISH SUBDIVISIONPROPOSED ROAD NAME(S): N/A LENGTH _____ l.f.
(attach list if more than one)PROPERTY LOCATION: (attach 8 1/2 x 11 location map) SEE ATTACHED PLANAPPLICANT: The Roderick M. Cornish Revocable TrustAddress: 49 Brainard Road Phone: 860.287.2524 Fax: _____
e-mail: roderickcornish@yahoo.comOWNER: The Roderick M. Cornish Revocable TrustAddress: 185 Main Street #301 Phone: 860.287.2524 Fax: _____
Niantic, CT 06357 e-mail: roderickcornish@yahoo.comPRIMARY CONTACT /AGENT : John Paul Mereen, LLSAddress: PO BOX 565 East Lyme, CT. 06333 Phone: 860.442.2201 Fax: _____
e-mail: jp@gerwickmereen.comASSESSOR'S MAP(S) & LOT(S) 07.4/21 TOTAL ACRES 52.79+-ZONING DISTRICT(S) R-40 CONV./O.S. (circle one) CAM X # LOTS 2FLOOD ZONE X, AE-12 AQUIFER _____ W/IN 500' TOWN BOUNDARY _____ FARM LAND _____WATER SUPPLY On Site SEWAGE DISPOSAL On Site
(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)

CONSERVATION COMMISSION APPLICATION: _____ PERMIT#: _____

WAIVER(S) REQUESTED: (attach letter) NoneZONING VARIANCES: (attach copy from land records) NonePLANS PREPARED BY (Engineer/Surveyor): John Paul Mereen, Gerwick Mereen, LLCAddress: PO BOX 565 East Lyme, CT. 06333 Phone: 860.442.2201 Fax: _____
e-mail: jp@gerwickmereen.com

ATTORNEY: None

Address: _____ Phone: _____ Fax: _____
e-mail: _____

PREVIOUS SUBDIVISION(S) IF RE-SUBDIVISION OR LOT LINE REVISION:

Map _____ Dwr. _____

Map _____ Dwr. _____

Map _____ Dwr. _____

CHECKLIST ATTACHED _____

CONSENTS AND PERMISSIONS:

The undersigned owner, or legally authorized agent, hereby consents to necessary and proper inspections of the property that is the subject of this application by agents of the Commission at reasonable times both before and after approval is granted by the Commission.

The undersigned declares all information submitted with this application is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, the approval may be modified, suspended, or revoked by the Commission.

Roderick M. Cornish
Owner's Printed Name


Owner's Signature

7/28/25
Date

Same
Applicant's Printed Name

Applicant's Signature

Date

FOR INTERNAL USE ONLY:

SUBMITTED:
APPLICATION FEE:
PROCESSING FEE:
DATE OF RECEIPT:
SET P.H. BY:
PUBLISH LEGAL NOTICE:
HEARING HELD:
DECISION BY:
CONDITIONAL APPROVAL:
LEGAL NOTICE
FINAL APPROVAL:
LEGAL NOTICE:
LETTER OF DECISION:

BOND SUBMITTED:
OPEN SPACE CONVEYED:
MYLARS FILED:
ROAD ACCEPTED:
DEEDS & EASEMENTS FILED:

SUBDIVISION APPLICATION CHECKLIST

- _____ Original & 1 copy application form
- _____ 12 copies 11" x 17" at no less than 1 inch = 200 feet
- _____ 10 copies of all maps required by Sec 4-1-6 through 4-1-8 and 4-1-12.
- _____ Application Fee
- _____ Waiver Request, if applicable
- _____ Design Report
 - _____ Natural & Cultural Resources Map (4-1-4)
 - _____ Archaeological Survey (5-11)
 - _____ Biological Survey
 - _____ Soil Scientist's Report
 - _____ Pesticide Report (5-10)
 - _____ Yield Plan showing Conventional layout
 - _____ Cluster/Conservation Design (for subdivisions > 20 acres)
 - _____ Choice of Design Option Report & Narrative
 - _____ Open Space Report Narrative
 - _____ Zoning Compliance Chart
 - _____ Traffic Report (>100 lots & non-residential)
 - _____ Sewage Disposal Report ((5-5)
 - _____ Water Supply Report ((5-6)
 - _____ Stormwater Management Plan / Hydrological Report (5-7)
 - _____ Drainage calcs. W/map showing proposed drainage areas
- _____ Record Subdivison Plan (5-1)
- _____ Site Development Plan (Grading & E&S)
- _____ Road Construction (Plan & Profile)
- _____ Construction Plans
- _____ CAM application if applicable
- _____ Easements and Deeds
- _____ Construction Cost Estimate for Public Improvements
- _____ List of Adjacent Property Owners
- _____ Notification of Adjacent Property Owners (Certificates of Mailing) if public hearing
- _____ Post Sign

Review By Others:

- _____ East Lyme Inland Wetlands Agency
- _____ Regional Planning Commission (abuts or straddles an adjacent municipality)
- _____ Adjacent Municipality (abuts or straddles an adjacent municipality)
- _____ Environmental Review Team
- _____ CT Department of Public Health (if located w/in public water supply aquifer protection area)

The Commission has the authority to determine whether a submission constitutes a complete application in accordance with the regulation requirements. If after reviewing a submission, the Commission finds the application to be incomplete in any material respects, it may vote to deny the application. Prior to taking this action, the applicant will be given the opportunity to withdraw the incomplete application. No fees shall be refunded upon withdrawal of an incomplete application.

APPLICATION FEE CALCULATION SHEET

2.1 Subdivision Application Review. For subdivisions and re-subdivisions, the following fees shall be paid at the time of application to the Planning Commission:

2.1.1	# Lots <u>2</u>	X \$100.00	<u>200</u>
2.1.2	Base Fee		\$750.00
2.1.3	Public Hearing Fee, if applicable (\$1250.00)		
2.1.4	Design Review Fee -LF new road	<u> </u> X \$1.00	<u> </u>
2.1.5	Professional/Legal Consultations (actual cost)		<u> </u>
2.1.6	State of Conn. Fee		\$60.00
SUBTOTAL			<u> </u>

2.2 Subdivision Application Processing and Inspection. Upon approval of a subdivision/ re-subdivision by the Planning Commission, the following fees shall be paid prior to the Chair's signing the approved subdivision plan:

2.2.1	# Lots <u> </u>	X \$100	<u> </u>
2.1.2	Base Fee		\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)		<u> </u>
2.2.4	Inspection Fee - LF of new road	<u> </u> X \$1.00	<u> </u>
2.2.5	E & S Control Fee - # Lots <u> </u>	X \$50.00	<u> </u>
SUBTOTAL			<u> </u>

2.3 Coastal Area Management Review

Lots 2 X \$10.00 (\$25.00 min.)

25

2.4 Application for Revision of Lot Line

\$150.00

TOTAL FEES

1035

Fees based on Section 2 of the Town Ordinance Establishing Schedule of Fees for Conservation Planning and Zoning Commissions as amended.

Created on 3/2/2010 5:13:00 PM

S:\Forms\SubAppChecklist & Fee Schedule.doc

Property located at:
Lot# 2 - 49 Brainerd ROAD
Niantic, CT 06357

Re: Engineering Evaluation – Lot area required for nitrogen loading to be below 10mg/l conc.
Location: 9 BRAINERD Rd., Niantic, CT 06357

May Engineering, LLC was retained to perform an Engineering calculation to estimate nitrogen loading and nitrogen dilution analysis for a 1.6 ac lot with a proposed 4 bedroom residential home. The residential home will have on-site subsurface sanitary disposal system. To determine how much land area in ft² is require to dilute daily nitrogen concentration below 10mg/l.

Assumptions:

- 4-BDR home 600 gpd effluent.
- Nitrogen concentration after septic tank and leach field treatment is 24 mg/l
- Nitrogen concentration for 1 gallon = 3.8ℓ / gal x 24mg/ℓ = 91.2 mg / day
- Average daily rainfall in Connecticut 0.10 to 0.14 inches per day (seasonal) use 0.12 inches per day >> 0.01 ft /day/ft²
- X is the required volume to dilute N² daily loading

Required N² concentration 10 mg/l and the estimated daily N² loading {91.2 mg / day } / { X(ℓ) / day }

$$\begin{aligned}10\text{mg}/\ell (X \ell) &= (91.2 \text{ mg} / \text{day}) \\10 X &= 91.2 \ell / \text{day} \\X &= 9.12\ell / \text{day} \text{ or } 2.4 \text{ gal} / \text{day} - 1 \text{ gal/day (effluent)} \\&= 1.4 \text{ gal or } 0.187 \text{ ft}^3 / \text{day}\end{aligned}$$

Avg CT rainfall 0.01 ft /day/ft² (assume 35% stormwater infiltration) use 0.0035 ft /day/ft²

$$\frac{\{0.187 \text{ ft}^3 / \text{day}\}}{0.0035 \text{ ft} / \text{day}/\text{ft}^2} = 53.42 \text{ ft}^2 \text{ area needed to dilute one gallon of effluent}$$

Therefore to dilute 600 gal x 53.42 ft² = 32,057 ft² area required

Lot # 2 has 69,696 ft² area

The proposed Lot# 2 - at 49 Brainerd ROAD has the land area to adequately dilute nitrogen below 10 mg/l.

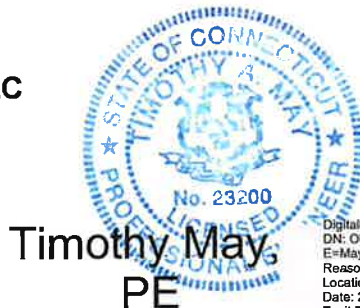
Prepared by,

May Engineering, LLC

Timothy A. May, P.E.

License No. 23200

July 9, 2025



Digitally signed by Timothy May, PE
DN: OU="May Engineering, LLC", CN="Timothy May, PE",
E=Mayengineering@sbcglobal.net
Reason: I am the author of this document
Location:
Date: 2025.07.09 20:45:23-04'00'
Foxit PDF Editor Version: 2025.1.0



Connecticut
Department of Energy &
Environmental Protection

portal.ct.gov/DEEP

7/9/2025

John Mereen
Gerwick Mereen
PO Box 565
East Lyme, CT 06333
bob@gerwickmereen.com

Subject: 49 Brainerd Rd Niantic CT

Filing #: 129542

NDDB - New Determination Number: 202505181

Expiration Date: 7/9/2027

I have reviewed Natural Diversity Data Base (NDDB) maps and files regarding the area of work provided for the proposed subdivision of a 1.6 acre parcel for a future residential home at 49 Brainerd Rd, Niantic, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDB

Your submission information indicates that your project does not require a state permit, license, registration, or authorization and does not utilize state funding or involve state agency action. Therefore, this NDDB - New determination **MAY NOT** be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. If, at a later date, it is determined that the project will require a state permit, license, registration, or authorization, or, your project now utilizes state funding or includes state agency action, you will need to re-submit a Request for Review and answer "Yes" to the appropriate question.

Please be aware of the following limitations and conditions:

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available. New information may result in additional review, and new or modified restrictions or conditions may be necessary to remain in compliance with certain state permits.

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the [appropriate survey form](#) and follow the instructions for submittal.

If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for biological field surveys assessing on-site habitat and species presence.

- The NDDB - New determination for the 49 Brainerd Rd Niantic CT as described in the submitted information and summarized at the end of this document is valid until 7/9/2027. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 7/9/2027.

If you have further questions, please contact me at the following:

Karen Zyko
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3378
Karen.Zyko@ct.gov

Please reference the Determination Number 202505181 when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Karen Zyko
Wildlife Division- Natural Diversity Data Base
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3378
Karen.Zyko@ct.gov

Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	No
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	New Residential - single lot
Project Name:	49 Brainered Rd Niantic CT
Project Description:	