EAST LYME WATER AND SEWER COMMISSION
PUBLIC HEARING AGENDA
East Lyme Town Hall
August 26, 2025
6:30 PM

Public Hearing
East Lyme Town Hall
(Upstairs Main Meeting Room)

1. **Call to Order / Pledge of Allegiance**

2. **Public Hearing: Presentation on the Determination of Capacity for 283 BPR LLC Concerning a Development at 225 & 235 Flanders Rd**

3. **Public Hearing: Presentation on the Determination of Capacity for Landmark LLC and Jarvis LLC Concerning a Development at Calkins Rd**

4. **Public Hearing: Proposed Supplemental Sewer Assessments Pursuant to the Resolution Adopted on August 27, 1991**

5. **Adjournment**

Regular Meeting
Immediately Following the Public Hearing

1. **Call to Order**

2. **Approval of Minutes**
   a. **Regular Meeting Minutes – July 22, 2025**

3. **Delegations**

4. **Correspondence Log**

5. **Discussion and Possible Action on Sewer Capacity Allocation for 235 and 225 Flanders Rd**
6. **Discussion and Possible Action on Sewer Capacity Allocation for Calkins Rd**
7. **Discussion and Possible Action on Supplemental Sewer Assessments**

8. **Discussion on Sewer Capacity Allocation for 194, 200, 206 Pennsylvania Ave**

9. **Billing Adjustments/Disputes - None**

10. **Approval of Bills - None**

11. **Finance Director Report**

12. **Project Updates - None**

13. **Chairman's Report**

14. **Staff Updates**
    a. **Water Department Monthly Report**
    b. **Sewer Department Monthly Report**

15. **Future Agenda Items**
    a. **Sewer Capacity Subcommittee**
    b. **Capital Projects Subcommittee**

16. **Adjournment**

EL Water & Sewer Commission

July 22nd, 2025, Meeting Minutes

Agenda #2A

Minutes of East Lyme Water and Sewer Commission Regular Meeting - 07/22/25

Date and time:	07/22/25 7:00 PM to: 07/22/25 8:17 PM
Present:	Brooke Stevens, Recording Secretary, Commission Members:, Carol Russell, Dan Cunningham, Chairman, David J. Murphy, David R. Zoller, Lindsay Bollenbach, Roger L. Spencer, David B. Bond, Ken Roberts, Absent:, Michelle Royce Williams
CC:	Ben North, Municipal Utility Engineer, Joe Bragaw, Director of Public Works, Joe Blanchard, Sanitarian, Kevin Gervais, Finance Director, Ann Cicchiello, Deputy First Selectman
Location:	East Lyme Town Hall, Upper Conf. Room, 108 Pennsylvania Ave., Niantic, CT, 06357

Topics

1. Call to Order

Note Chairman Cunningham called the July 22nd, 2025, Regular Meeting of the East Lyme Water & Sewer Commission to order at 7:00 p.m. and led those assembled in the Pledge of Allegiance. A quorum of Commission Members were present.

2. Additions to the Agenda

Decision MOTION (1)
Mr. Murphy moved to add the annual Spinnaker contract renewal, Item 8A, to this evening's agenda.
Ms. Russell seconded the motion.
Motion carried, 8-0-0.

3. Approval of Minutes

3-1. June 24th, 2025, Regular Meeting Minutes

Note see attachment.
Water-Sewer-June-24-2025-Minutes-1.pdf

Note Ms. Russell requested an amendment to page 3, 7th note down, first sentence, stating that the section needs more context. She suggested adding the following:
"During the discussion, Ms. Russell clarified that her questions regarding administratively approved capacity were to better understand the potential cumulative impact on total available capacity and were not driven by concerns the administrative approval process might be exploited."

Decision MOTION (2)
Mr. Zoller moved to approve the Meeting Minutes of June 24th, 2025, as amended.
Mr. Murphy seconded the motion.
Motion carried, 5-0-3.
Mr. Roberts, Mr. Bond, and Mr. Spencer abstained from the vote due to their absence from the June 24th, 2025, Meeting.

4. Delegations

Note There was none.

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5. Correspondence Log

Note see attachment.
Log.pdf

Note Mr. Cunningham noted the three items of correspondence received:
1. Waterford Utility Commission- Meeting notice dated July 8th, 2025.
2. New London Water Authority- Notification regarding public hearing.
3. Miscellaneous correspondence included in the meeting packet.

6. Billing Adjustments/Disputes

6-1. 20 Pennsylvania Ave (Mixed Use Property)

Note see attachment.
20_Penn_Ave.pdf

Note Mr. North detailed some of the following:
*Property is mixed-use (commercial with apartments).
*Issue- excessive water bill caused by leaks (toilets in commercial unit and minor apartment leaks).
*The request letter, repair receipts, and payment confirmation have been provided to his office.
*1-in-10-year policy applies.
* The sewer portion has not been adjusted since water entered the sewer system.
*The water portion was adjusted using the difference between actual usage and average usage of two prior periods.
*The calculated adjustment is $11,942.37 (including a $18.50 meter maintenance fee).

Note Mr. North and the Commission discussed how this is the first adjustment for this owner at this property and how systems are in place to flag future adjustments under the 1-in-10 policy.

Decision MOTION (3)
Mr. Murphy moved to approve the 1-in-10 request for 20 Pennsylvania Avenue per Staff recommendations.
Mr. Roberts seconded the motion.
Motion carried, 8-0-0.

7. Approval of Bills

Note There was none.

8. Finance Director Report

Note see attachment.
Finance_Report.pdf

Note Mr. North presented the Finance Director's report on behalf of Mr. Gervais, who was unable to attend this evening's meeting.
Some of the following was highlighted and discussed with the Commission:

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Note 1. Water Operations Cash Position-
*Previous year (June 30, 2024)- $5,926 in water operations account.
*Current year (June 30, 2025)- $2.5 million in water operations account.
*June interest earnings- $7,317.72 (despite lower interest rate.)
**Projection- $80,000–$90,000 in annual interest earnings vs $500 last year.

Note 2. Sewer Operations Revenues and Expenditures-
*Budget- $2.9 million.
*Collected- $3,047,655 (105% of budget; $147,717 over target).
**Comparison to prior year- $105,000 increase (approx. 3.6%).

Note 3. Water Operations Revenues and Expenditures-
*Budget- $4.6 million.
*Collected: $4.5 million (approx. 17–18% increase vs prior year).
*Expenditures- $3.3 million to date (expected to rise with bond principal and outstanding electric bills).

Note Mr. Roberts asked what he attributes this success to, and Mr. North replied that the revenue growth can be attributed to a 6% rate increase in November 2024, improved collection processes (delinquent notices and shut-off procedures), as well as the fact that credit card payments are now accepted; currently processing fees are absorbed by the utility to encourage timely payments.

Note Mr. North discussed how the new metering system helps detect leaks earlier and reduces 1-in-10 adjustments. It was also noted that 700 delinquency mailers were sent out (approx. 7,000 accounts), and that increased July collections are expected due to the shut-off process and billing system upgrades.

Note 4. Audit-
*Fiscal Year 2023 Audit expected to be released July 23, 2025.
* Commission Members to receive electronic copies (150+ pages).
*Corrective action plan has been implemented for minor record-keeping issue related to sewer assessments.

9. Set Public Hearing Date for Sewer Assessments

Note see attachment.
sewer_assessments.pdf

Note Mr. North clarified changes in how they list revenue recognition for sewer assessment payments.
*Going forward, revenues will be posted to a deferred account.
*Land records will still reflect the assessments, even if the fee has already been paid.

Note Mr. North briefly discussed the attached sewer assessment schedule and proposed a public hearing to formalize the supplemental schedule.

Note Mr. North shared that the value of assessment fees is approximately $400,000.

Note MOTION (4)
Mr. Murphy moved to o set a public hearing for Tuesday, August 26th at 6:30 PM regarding the Supplemental Sewer Assessment Schedule A, as proposed by Staff.
Mr. Zoller seconded the motion.

Note Ms. Russell suggested consulting with Finance Director Kevin Gervais due to economic fluctuations for validation of rates to make sure they're not too low. Mr. North added that the hearing resolution will be in draft form and may be revised after the public hearing.

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Decision MOTION (4) Vote:
Motion carried, 8-0-0.

9-1. Annual Spinnaker Contract

Note see attachment.
Spinnaker.pdf

Note Mr. Zoller recused himself from this item since he lives at Spinnaker.

Note MOTION (5)
Mr. Spencer moved to approve the annual Spinnaker contract renewal.
Mr. Murphy seconded the motion.

Note Mr. North explained that the contract is largely the same as previous years, with updated dates and instead of using the standard CPI-based rate adjustment, a 7% increase was applied, aligning with the new UPSEU labor contract due to the labor-intensive nature of the work.

Decision MOTION (5) Vote:
Motion carried, 7-0-1.
Mr. Zoller abstained from the vote.

Decision MOTION (5) Vote:
Motion carried, 7-0-1.
Mr. Zoller abstained from the vote.

Decision MOTION (5) Vote:
Motion carried, 7-0-1.
Mr. Zoller abstained from the vote.

Decision MOTION (5) Vote:
Motion carried, 7-0-1.
Mr. Zoller abstained from the vote.

10. Discussion on Sewer Capacity Allocation for 235 & 225 Flanders Road

Note see attachment.
235 225 Flanders.pdf

Note Attorney Harry Heller and Surveyor Bobby Pfanner were in attendance to represent applicant 283 BPR, LLC, who is seeking a sewer capacity allocation request for a proposed 48-unit, age-restricted, one-bedroom housing development at 225 and 235 Flanders Road.

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Note Mr. Heller noted some of the following:
*The project involves two adjoining parcels and proposes 48 age-restricted active adult, one-bedroom units.
*The sewer capacity requested is 3,250 gallons/day, based on prior estimates used for a similar project (Parker's Place.)
*Age-restricted housing typically has lower sewer demand, making the requested allocation reasonable.
*The request would be subject to the town's sewer ordinance, including requirements for permitting as well as expiration.
*The application falls below the 5,000-gallon threshold, which normally would qualify it for staff approval, but the unit count triggered commission review.
*Following the termination of the Nehantic Village allocation, there is now adequate available sewer capacity to accommodate the request.

Note The Commission was reminded that applications received before any future moratorium are still valid and must be considered under current regulations.

Note Ms. Russell asked if septic had been considered for this project and Mr. Pfanner explained that the property has wetlands behind it and steep slopes in front. Although a septic system might be technically feasible, it would be costly and consume much of the usable land, making it impractical. The design includes a wetland crossing, which would require a wetlands permit.

Note Mr. Murphy asked if there is intention for an eventual expansion and Mr. Heller noted a conceptual road extension that might enable future development, though this is not part of the current application and any future phases would require separate approval and permitting.

Note Some Commissioners expressed a desire for more time to study potential induced development impacts (i.e., whether sewer access enables development that would otherwise be limited by wetlands).
Concerns were raised about making sure the Clean Water Fund compliance is considered, especially regarding whether sewers enable development in otherwise unbuildable areas.
There was a desire to allow public input, especially given the environmental features of the site.

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Concerns were raised about making sure the Clean Water Fund compliance is considered, especially regarding whether sewers enable development in otherwise unbuildable areas.
There was a desire to allow public input, especially given the environmental features of the site.

Note Mr. North added that a public hearing could coincide with the previously scheduled sewer assessment hearing.

Decision MOTION (6)
Mr. Murphy moved to schedule a Public Hearing for this item on August 26th, 2025, at 6:30 p.m.
Mr. Spencer seconded the motion.
Motion carried, 8-0-0.

Note Mr. Heller emphasized that although a moratorium on sewer capacity allocation/development is pending review by the Board of Selectmen, it has not been enacted yet. The Commission is still obligated to consider applications submitted before the moratorium takes effect.

Note Mr. Heller also clarified that the Commission's role is to allocate sewer capacity based on current availability and ordinance criteria—not to evaluate zoning or wetlands impacts directly, which fall under other commissions.

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11. Project Updates

11-1. Water System SCADA Upgrade

Note Mr. North detailed upgrading the water system's Supervisory Control and Data Acquisition (SCADA) infrastructure. The current system relies on outdated Bristol Babcock components, which are no longer adequate. The team is transitioning to a modern Allen Bradley PLC-based system. The upgrade is necessary due to compatibility, data visibility, and security concerns.

Note Mr. North highlighted the following:
*The upgrade is expected to cost less than $50,000.
*Funds will come from the Market Structure Account, and a verbal go-ahead has already been given.
*The computer has been ordered, and more precise cost details will be available next month.
*The new system will enable better data acquisition, graphing, and operational visibility, comparable to the recent meter replacement project.
*There will be improved security, data control, and remote monitoring—but chemical controls will remain physically isolated and read-only, adding a layer of safety.
*Future integration may involve VFD (Variable Frequency Drive) controls to modulate system performance but still avoid internet-controlled chemical dosing.

Note *The upgrade supports state-level cybersecurity standards and aligns with a grant secured by the town's IT department.
*It will be connected to the state's fiber optic system with a failover cellular backup, enhancing resilience.
*Two-step authentication and secure gateways are already in place, and a recent security audit (SISA) was conducted.

Note Commissioners stressed that any current investment must be forward-compatible with future regulatory and technological changes.

12. Chairman's Report

Note Mr. Cunningham gave his report and shared some of the following highlights:
*Celebrate East Lyme was successful with a strong turnout.
*Weather was favorable, and no major incidents occurred.
*Fireworks were enjoyed by all.
* Thanks were extended to Public Works, Police, Fire Department, and Water & Sewer for their coordination and support.

Note *Progress continues on the redevelopment of the old police station.
*A $200,000 grant has been awarded to conduct Phase I and II environmental assessments.
*Ongoing coordination with Dominion is needed to access the site.
*A Verbal agreement has been reached; written agreement still pending.
*He is confident cooperation will allow necessary evaluations to proceed.
*Once assessments are complete, decisions will be made about the future use of the site.

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*Ongoing coordination with Dominion is needed to access the site.
*A Verbal agreement has been reached; written agreement still pending.
*He is confident cooperation will allow necessary evaluations to proceed.
*Once assessments are complete, decisions will be made about the future use of the site.

Note *Significant ADA-related renovations are underway at Town Hall.
*The exterior ramp is complete, and the grass has grown in successfully.
*Upstairs bathrooms are near completion, awaiting partition installation (expected to be functional later this week). Work will then shift to the downstairs bathrooms.
*The Water Department offices have been temporarily relocated to the upstairs conference room during the renovations.
*The final construction phase includes work in the foyer to ensure better public access to Water Department services.

Note *He hopes to resume activity with the Capital Projects Subcommittee in mid-September.
Plans to replicate the success of last year's Board of Selectmen strategic capital project planning.
Emphasis will be on long-term planning and structured prioritization of projects.

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*The Plan is to replicate the success of last year's Board of Selectmen strategic capital project planning.
*Emphasis will be on long-term planning and structured prioritization of projects.

13. Staff Updates

13-1. Water Department Monthly Report

Note see attachment.
Water_report.pdf

Note Mr. North reported some of the following:
*Water demand is increasing while streamflows are dropping.
*Wells 3A and 3G are in regular use.
*Well 2A (previously underused due to manganese) is now fully operational after being connected to treatment.
*Well 5 is nearing its streamflow restriction trigger, though it should remain usable for a few more weeks.

Note *There was a system Incident at the Orchards Booster Station.
*A pump contactor failed over the weekend, causing over-pressurization in the Orchards system.
*This led to flooding in a homeowner's basement.
*Water Department staff responded quickly and helped clean up and moved affected items.
*The homeowner was satisfied with the response.
*The incident is under review with the insurance company for further damage assessment.

Note *They plan to upgrade booster stations from old contact starters to VFDs.
*VFDs provide smoother pump starts, reduce wear on pumps and bearings, allow modulated control (not just on/off), save energy and extend equipment life.
*Estimated cost: ~$5,000 per VFD, three pumps at the station.
*Already implemented at Niantic and other well stations.
*Staff will explore energy rebate programs to offset upgrade costs.

Note *Water transfer agreement exists with New London.
*No current transfers; used only for emergency needs.
*Both towns prefer avoiding routine reliance on this source.

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Note *Well 5 has been successfully redeveloped.
*Well 6 is SCADA-managed- automated flow totalizer shuts the well off before exceeding the daily limit (440,000 gallons/day).
*SCADA & logic controls now regulate runtime and flow, optimizing yield safely.

13-2. Sewer Department Monthly Report

Note see attachment.
Sewer_report.pdf

Note Mr. North reported some of the following:
*Stipulated Judgment Approved for Parker's Place- 8,124 gallons/day approved.
*Future request possible for sewer line relocation.
*Attorney Hollister submitted a request on behalf of Mr. Russo for an additional 123,000 gpd.
*This is in addition to an existing 118,000 gpd allocation.
*Likely part of the second phase of an earlier development plan.
*No formal application yet—just a preliminary request.
Hollister_email.pdf

Note Commission Members raised concerns about sewer capacity moratoriums and the prospect of developers rushing to submit applications to get in line before the moratorium is enacted. Mr. Bond noted that even if applications are rejected, developers may claim priority once moratoriums lift and legal counsel may be needed to navigate future disputes.

Note Moratorium mechanics and regulatory implications were discussed in depth.

Note Mr. Cunningham and Mr. North discussed how a public hearing is scheduled for August 6th, 2025, by the Board of Selectmen regarding the potential moratorium.
The BOS may choose to:
*Approve the proposed moratorium.
*Request changes or more information.
*Continue the hearing if needed.
**If approved, the moratorium would affect applications that exceed current regulation limits (e.g., 20+ unit developments).

14. Future Agenda Items

14-1. Sewer Capacity Subcommittee

14-2. Capital Projects Subcommittee

15. Adjournment

Decision MOTION (7)
Mr. Murphy moved to adjourn the July 22nd, 2025, Water & Sewer Commission Meeting at 8:17 p.m.
Mr. Bond seconded the motion.
Motion carried, 8-0-0.

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary

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CORRESPONDENCE
LOG - AUGUST 2025

DATE	TO	FROM	SUBJECT
8/21/2025	EAST LYME WATER & SEWER COMMISSION	WATERFORD UTILITY COMMISSION	MINUTES FOR 8/12 MEETING
8/21/2025	EAST LYME WATER & SEWER COMMISSION	NEW LONDON W&WPCA	AGENDA FOR 7/24 MEETING
8/21/2025	EAST LYME WATER & SEWER COMMISSION	TIMOTHY HOLLISTER, HINCKLEY ALLEN	FOIA REQUEST WITH EXHIBIT EAST LYME RE LANDMARK DATED 08/05/2025
8/21/2025	EAST LYME WATER & SEWER COMMISSION	TIMOTHY HOLLISTER, HINCKLEY ALLEN	FOLLOW UP LETTER TO FIRST SELECTMAN DATED 08/12/2025

Agenda #4

HINCKLEY ALLEN

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hinckleyallen.com

Timothy S. Hollister
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(860) 558-1512 (Cell)
thollister@hinckleyallen.com

August 5, 2025

VIA EMAIL ONLY TO:

Board of Selectmen: dcunningham@eltownhall.com, acicchiello@eltownboardmember.org jdeeble@eltownboardmember.org, rhardy@eltownboardmember.org, ccarlson@eltownboardmember.org, dmackenzie@eltownboardmember.org

Town Clerk, Karen Galbo: kgalbo@eltownhall.com

Ben North, Water & Sewer Commission, Sewer Administrator: bnorth@eltownhall.com

Water and Sewer Commission Members, c/o Ben North bnorth@eltownhall.com: Carol F. Russell, Michelle Royce William, David R. Zoller, Roger L. Spencer, Lindsay Bollenbach, Ken Roberts, David J. Murphy and David B. Bond

Re: Freedom of Information Act Request; Proposed "Moratorium on New Sewer Connections"

To the East Lyme Board of Selectmen; Town Clerk; Sewer Administrator Ben North; and members of the Water and Sewer Commission:

We represent Landmark Development Corp. and Jarvis of Cheshire, LLC, owners of 236 ± acres at Calkins Road in East Lyme. Pursuant to the Connecticut Freedom of Information Act ("FOIA"), Connecticut General Statutes §§ 1-210(a) and 1-212(a), we are requesting copies of all paper documents and electronic communications, sent or received, in your possession or to which you have access, that relate in any way to the proposed "Ordinance Establishing Moratorium on New Sewer Connections Over Certain Limits and on Applications for Allocation of Wastewater Treatment Capacity," Exh. A attached.

This request includes, but is not limited to, all documents, and all electronic communications such as e-mails, text messages, social media posts or comments, and instant messages, whether sent or received by you, on a personal or town-issued mobile device, tablet, iPad, laptop computer, or other similar device. The timeframe of this request is **May 1, 2025 to the date of your response to this request**.

The purpose of this request is to ensure that all documents or communications related to the moratorium proposal are made public and will be part of the Board of Selectmen public hearing record on August 6 or thereafter.

This request applies to documents and communications that you may have "deleted" or "archived," and thus requires you to recover such documents and communications. This request also applies to documents and communications that you may consider personal, confidential, or sensitive; it applies to blind copies and messages referred to you, even if not originally intended for you. It includes social media posts; if they relate the moratorium proposed, they need to be produced. We also ask that you not delete any social media posts.

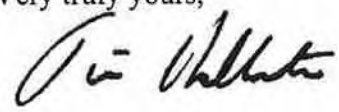
Documents and communications covered by this request are not subject to any attorney-client privilege because there has been and is no pending litigation regarding the proposed ordinance, and the Board of Selectmen's consideration of an application, including consultation with counsel, is required by the Freedom of Information Act to be a public process.

Please note that the applicant can subpoena documents, electronic communications, online posts, petitions, and funding appeals to cross-check responses to this request.

Pursuant to Connecticut General Statutes § 1-212, please provide all documents and communications covered by this FOIA request **by Tuesday, August 12, 2025**. Responses may be sent by e-mail, or on a thumb drive, or other downloadable / reviewable storage device, or in hard copy, to my attention. My office will pay for reasonable copying charges.

Please contact me at (860) 331-2823 if you have any questions regarding this request. Thank you for your cooperation.

Very truly yours,



Timothy S. Hollister

TSH:afz

cc: Landmark Development Corp.
Jarvis of Cheshire, LLC

Board of
Selectmen
JUL 0 2 25
Agenda Item
2

Exhibit A

Ordinance Establishing Moratoria on New Sewer Connections Over Certain Limits and on Applications for Allocation of Wastewater Treatment Capacity

(New Section) § 53.007 – Moratoria

A. Intent And Purpose

Pursuant to Connecticut General Statutes §§ 7-246a and 7-247, and Chapter 50 of the East Lyme Code of Ordinances, the Commission is the designated Water Pollution Control Authority for the Town of East Lyme and is charged with the supervision, management, control, operation, care, and maintenance of the East Lyme Sewer Works. Pursuant to these responsibilities the Commission monitors the Town's Sewer Works' consumption of the wastewater treatment capacity available to the Town's Sewer Works to ensure that the Sewer Works do not exceed available wastewater treatment capacity allocated to the Town via contractual obligations with the City of New London, Town of Waterford, and the State of Connecticut, and to ensure that the public health, safety and welfare are not endangered by exceeding that wastewater treatment capacity allocated to the Town. By a resolution adopted by the Commission on June 24, 2025, the Commission has notified the Board of Selectmen that the Sewer Works have consumed all of or exceeded the wastewater treatment capacity available to the Sewer Works and that it is necessary for East Lyme to adopt a temporary moratorium on new sewer connections over certain limits and a moratorium on applications for wastewater treatment capacity allocation until such time as East Lyme is able to obtain more wastewater treatment capacity from the Thomas E. Piacentini Wastewater Treatment Plant in New London or another wastewater treatment facility identified by the Commission.

B. Effective Date and Limited Duration.

Pursuant to Section 3.4.3 of the Charter of the Town of East Lyme, this moratorium shall become effective 10 days after notice of its enactment is published. The duration of this moratorium shall be temporary, and the Board of Selectmen shall be required to repeal this moratorium upon receiving notice from the Commission that there is sufficient capacity now available to the Town's Sewer Works to resume initiating new sewer connections and accepting applications for allocation of wastewater treatment capacity.

C. Moratorium on New Sewer Connections.

During the limited duration of the moratorium specified in Section 53.007.B. of the East Lyme Code of Ordinances, there is a moratorium imposed on new sewer connections as may be required by Sections 53.042 and 53.043 of the East Lyme Code of Ordinances.

D. Moratorium on Applications for Allocation of Wastewater Treatment Capacity.

During the limited duration of the moratorium specified in Section 53.007.B. of the East Lyme Code of Ordinances, there is a moratorium on applications for allocation of wastewater treatment capacity pursuant to the Commission's 2019 Regulation for development projects of 20 or more residential units or which require more than 5,000 gallons per day of wastewater treatment capacity.

E. Exclusions.

To avoid the revocation or loss of vested rights, the moratoria imposed by Sections 53.007.C. and 53.007.D of the East Lyme Code of Ordinances shall not apply to: (1) Previously approved connection permits; (2) Existing properties within the East Lyme Sewer Service District which have been the subject of a sewer benefit assessment and where the wastewater treatment capacity requirement of the property are such that it would not be required to apply for an allocation of wastewater treatment capacity pursuant to the Commission's 2019 regulation regarding allocation of wastewater treatment capacity as said regulation may be amended from time to time; and (3) Development projects with previously approved wastewater treatment capacity allocations as of the effective date of this section and wastewater treatment capacity allocation applications filed with the Commission prior to the effective date of this section, provided that upon the expiration of an allocation of wastewater treatment capacity pursuant to Section II of the Commission's 2019 capacity allocation regulation said development project will no longer be entitled to the benefit of this exclusion from applicability of the moratorium.

F. Variances.

The Commission is authorized to vary the applicability of the moratoriums imposed by this section in the limited circumstances of emergencies that the Commission determines to threaten the public health, safety, and welfare, and in limited circumstances where the Commission determines that a private sewerage treatment system is failing and a new sewer connection is determined by the Commission to be the most efficient method for protecting the public health, safety, and welfare.

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August 12, 2025

Via email only to: bnorth@eltownhall.com

The Hon. Daniel Cunningham, First Selectman, and
Board of Selectmen Members
Town of East Lyme
East Lyme Town Hall
108 Pennsylvania Avenue
Niantic, CT 06357

Re: **July 22, 2025 Sewer Capacity Application, Calkins and River Roads**

Dear Chair Cunningham, Water and Sewer Commission Members, and Mr. North:

We are writing on behalf of Landmark Development and Jarvis of Cheshire with respect to the sewer capacity allocation application filed on July 22, 2025 and received at the Commission's meeting on that date. Please note that the July 22 letter was a formal application, and was not "preliminary" as stated in the Commission's July 22 minutes.

As of today, Landmark and Jarvis have filed with the Commission the July 22 application letter; the required fee payments; a boundary survey submitted by Mr. Russo; and a conceptual development plan for residential units, within the Town's mapped sewer district, submitted by Mr. Russo. We have also submitted today in a separate email an August 11, 2025 capacity calculation letter prepared by SLR Consulting.[1] With these filings, the Commission has a complete application, subject to our presentation at a future Commission meeting.

At this time, please note that in several emails you have referred to a "public hearing." At its July 22 meeting the Commission received the application but did not set a public hearing (as it did that night with another application). Therefore, at this time the Commission has not scheduled a public hearing, and as Administrator your office does not have the authority to schedule one.

[1] The SLR letter calculates 116,130 gpd, but the application (July 22 letter) is still for 123,000 gpd based on maintaining a potential small reserve for facilities ancillary to residential use.

Finally, although Landmark's and Jarvis's application has complied with the procedural requirements of the 2019 sewer capacity allocation regulation, our clients are actively contesting that regulation in court. Their legal challenge asserts, among other things, that the ordinance is in direct conflict with state law and imposes expiration deadlines that are impossible to satisfy. You are already in possession of our Superior Court post-trial brief, which details these defects in full. That brief should be included as part of the applicants' submissions for the pending application.

To be clear, Landmark and Jarvis categorically reject the legality of the 2019 regulation and expressly reserve all legal rights and remedies available to them. Nothing in their compliance with the pending sewer application should be construed as agreement with, or waiver of, any challenge to the regulation.

Thank you for your attention.

Very truly yours,

Timothy S. Hollister

TSH:afz

cc: Landmark Development Group, LLC
Jarvis of Cheshire, LLC
Glenn Russo

Request for Water & Sewer Commission
DRAFT

TO: **Water & Sewer Commission**

FROM: **Ben North, Chief Operating Officer**

DATE: **August 21, 2025**

SUBJECT: **Sewer Capacity Allocation Request for 283 BPR, LLC**

Summary of Agenda Item:
The applicant 283 BPR, LLC would like to formally request sewer capacity for a development to be located at 225/235 Flanders Rd in East Lyme. The development consists of 48 housing units designed as multi-family units of a single bedroom each. The application requests 3250 gallons per day of sewer capacity to be allocated to the project. The capacity calculation is referenced in the application following East Lyme and the Connecticut 2018 On-site Sewer Disposal Regulations and Technical Standards for Subsurface Sewage Disposal Systems using three years of actual data from three similar developments and a 1.5X safety factor. The developer is hereby requesting capacity in adherence of the East Lyme Water and Sewer Commission's "Applications for Determination of Adequacy of Sewer Capacity Pursuant to General Statutes §7-246a(a)(1)".
Also included for review of this agenda item is a current and future capacity analysis that was performed by staff to attempt to quantify the existing capacity allocations that have received approval to date and an approximation of built and unbuilt parcels in the sewer shed area that have the right in the future to connect to the East Lyme Sewer Conveyance System should they exercise their right to do so.

Action Needed:
Motion to (approve or deny) to allocate sewer capacity in the East Lyme Sewer Conveyance System of 3,250 gallons per day for the development on 225/235 Flanders Rd in accordance with the East Lyme Water and Sewer Commission's Standards for Determination of Adequacy of Sewer Capacity Pursuant to General Statutes §7-246a(a)(1) and in conformance to the site plan submitted on behalf of 283 BPR LLC by J. Robert Pfanner and Associates, titled, Elderly Development, Sheet 1 of 1 21051-15.DWG.

Attachments:
Sewer Capacity Allocation Request Application prepared by 283 BPR, LLC

Prepared By: **Ben North, Chief Operating Officer**

W&S Agenda
Item No. 5
Date: 8/21/2025

Exhibit 1

PUBLISHER'S CERTIFICATE

State of Connecticut
County of New London,

Personally appeared before the undersigned, a Notary Public within and for said County and State, Kelly Johnson, Legal Advertising Clerk, of The Day Publishing Company Classifieds dept, a newspaper published at New London, County of New London, state of Connecticut who being duly sworn, states on oath, that the Order of Notice in the case of

TOWN OF EAST LYME WATER AND SEWER

A true copy of which is hereunto annexed, was published in said newspaper in its issue(s) of

08/15/25

Cust: TOWN OF EAST LYME - SEWER DEPT

Ad #: d01102573

Kelly Johnson

Subscribed and sworn to me

This Tuesday, August 19, 2025

Marcyelle Polinsky

Notary Public

My commission expires 5/31/29

d01102573

TOWN OF EAST LYME
WATER AND SEWER COMMISSION
Notice of Public Hearing

The East Lyme Water and Sewer Commission will hold a Public Hearing on August 26, at 6:30 p.m., at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT, to consider the following:

Application for determination of sewer capacity filed by 283 BPR, LLC, regarding the properties set forth in the application and identified on the East Lyme Tax Assessor's Map as Map/Lot 26.1/15 and 26.1/16.

Copies of the application are available for public viewing in the offices of the Town Clerk and the Water and Sewer Department.

Daniel Cunningham,
Chairman

Exhibit 2

APPLICATIONS FOR DETERMINATION OF ADEQUACY OF SEWER CAPACITY PURSUANT TO GENERAL STATUTES §7-246a(a)(1)

Sewage treatment for the Town of East Lyme is limited. Pursuant to an agreement with the City of New London and Town of Waterford, East Lyme is currently entitled to a maximum of 1.5 million gallons per day of sewer treatment capacity at the New London Regional Water Pollution Control Facility. In order to ensure that there is adequate capacity for all customers, the Commission adopts the following regulation for applications for sewer treatment capacity pursuant to General Statutes §7-246a(a)(1).

I. Application. For all development projects that either (a) request a connection for more than 20 residential units or (b) require more than 5,000 gallons per day of sewage treatment capacity, an application, pursuant to General Statutes §7-246a(a)(1), for determination of adequacy of sewer capacity related to a proposed use of land, shall be submitted to the East Lyme Water and Sewer Commission ("Commission") on a form satisfactory to the Commission, and shall include all of the following:

1. A class A-2 survey of the property to be developed, showing the general layout of the proposed use of land;

2. Proof that the applicant owns the property to be developed, or has the right to develop the property, and

3. Documentation supporting the amount of capacity being requested.

    a. Documentation related to a proposed residential development shall include the number of residential units, the numbers of bedrooms per unit, and the methodology used in calculating the amount of capacity being requested.

    b. Documentation related to a proposed non-residential or commercial development shall include the methodology used in calculating the amount of capacity being requested, and any special circumstances (i.e. the type of sewage being treated, design specifications, etc.) that would affect the amount of capacity being requested.

    c. The Commission reserves the right to request from an applicant such other information that it deems necessary.

4. A non-refundable application fee of $500.00 shall be paid when an application is submitted. An additional public hearing fee of $450.oo may be assessed if applicable.

II. Duration.

1. Within 12 months after the expiration of the appeal period of a capacity allocation, the applicant shall (1) apply for all necessary land use approvals for the proposed use of land, and (2) provide proof of all such applications to the Commission. If an applicant fails to apply for all necessary land use approvals, or fails to provide proof of such applications to the Commission within this 12-month period, the sewer capacity allocated to the applicant shall terminate and be considered null and void.

2. If the applicant fails to obtain all land use approvals required for the proposed use of land, the sewer capacity allocated to the applicant shall terminate and be considered null and void.

3. The Commission will notify an applicant in writing when an allocation has terminated. The failure of the Commission to provide written notice in a timely manner shall not constitute or be construed as a waiver of the Commission's right to declare a terminated allocation null and void.

4. A capacity allocation shall be in effect for a period not to exceed 48 months from the expiration of the appeal period of the applicant's last land use approval with no appeal having been taken therefrom or an unappealed decision of a court of competent jurisdiction adjudicating such land use appeal. The Commission may extend an allocation of sewer capacity beyond 4 years if it determines, in its sole discretion, that good cause exists.

5. If the amount of sewer treatment capacity needed by an applicant decreases during the land use approval process, the applicant shall notify the Commission immediately.

III. Public Hearing. The Commission may, in its sole discretion, hold a public hearing on any application. Any such public hearing shall be in accordance with the provisions of General Statutes 8-7d.

IV. Criteria. In making a decision on an application the Commission may consider, without limitation, the following:

Need for service in the proposed development area

Other pending applications and areas in town designated for sewer service

Pollution abatement and public health

Limitations and policies for sewer service

Local and state Plans of Conservation and Development

Effect of inflow and infiltration on available capacity

Whether the proposed development area can be serviced by other means

Whether the proposed development area is within the East Lyme Sewer Service District

Size of property proposed to be developed

Remaining sewered and unsewered land area of town

Effect of the allocation on remaining capacity

Safe design standards of the East Lyme sewer system

V. Prior Regulation. This Regulation shall supersede the Interim Sewer Connection Procedure adopted by the Commission on September 25, 2018.

East Lyme Sewer Department

Sewer Capacity Allocations - May 2025 Update

Exhibit A 3

all figures in gallons

	Average Daily Flow Capacity Allocation					1,022,000
	Average Daily Flow - 2 Year Average					770,000
	Average Daily Flow Remaining - 2 Year Average					**252,000**
A	**Applicant/Development**	Type of Use	Additional Project Description		Sewer Capacity Requested or Need Anticipated	Sewer Capacity Allocated and Anticipated
1	Landmark Dev. Group	Residential	Apartments		118,400	118,400
	Subtotal Gallons Per Day (Group A)					**118,400**
B	**Prior Approved Projects Under Construction (>5,000 gpd and greater)**			Original Capacity Requested	Construction Completion to date %	
1	Village Crossing (4/2025 Update)	Residential	Condominiums	14,400	75%	3,600
2	Orchards Subdivision (4/2025 Update)	Residential	Single Family	42,600	90%	4,260
3	183-185 Main St (ZDM, not started yet)	Residential	Condominiums	3,600	0%	3,600
4	Brookside Apartments (4/2025 Update)	Residential	Apartments	35,400	90%	3,540
5	Parkers Place LLC (not started yet)	Residential	Apartments	8124	0%	8,124
	Subtotal GPD (Group B)					**23,124**
	Total Sewer Capacity Approved to Date (A+B)					**141,524**
C	**Estimated Sewer Capacity Needs Based on Previously Assessed Properties Not Presently Connected (Last Updated 2/2023)**					
1	Existing Buildings Assessed but not Connected	Res/ Comm/ Ind	Sewer		76,300	76,300
2	Vacant Properties in Assessed Areas	Res/ Comm/ Ind	Sewer		60,700	60,700
	Subtotal GPD (Group C)					**137,000**
D	**Total Sewer Capacity Allocated, Anticipated, and Requested (A+B+C+D)**					**278,524**
	Average Daily Flow Remaining 2 Year Average					**252,000**
	Sewer Capacity Remaining					**-26,524**

Exhibit 4

J. ROBERT PFANNER & ASSOCIATES, P.C.

Civil Engineers and Land Surveyors

July 10, 2025

Ben North, Utilities Engineer
East Lyme Water & Sewer Commission
108 Pennsylvania Avenue
Niantic, CT 06357-1510

RE: Proposed Multi-Family Development
235 and 225 Flanders Rd, East Lyme, CT

Dear Mr. North

On behalf of the owner and applicant, 283 BPR, LLC enclosed please find the following documents in support of a request for determination of adequacy of sewer capacity related to a proposed 48-unit multi-family development on parcels located on 235 and 225 Flanders Rd and identified as Map 26.1 Lot 16 and Lot 15 on Tax Assessor's Mapping.

A. Proof that the applicant, 283 BPR, LLC is also the property owner

B. Survey of the property to be developed certified to horizontal accuracy Class A-2

C. Plan entitled "Elderly Development Prepared for 283 BPR llc Concept Layout – Sewer Allocation" depicting the development, including 8 multi-family buildings with (6) 1-bedroom units totaling 48 one-bedroom units. Also included on the plan are the following:

- o Site Location Map
- o Sewer Shed Location Map
- o Unit & Sewer Flow Table with calculated sewer use based on quantity/type of units and a daily flow rate of 67.7 GPD per bedroom

We have completed our preliminary evaluation of the site in support of the proposed development, including survey, soil testing, preliminary and site layout. Once a determination of adequacy of sewer is made by the Water & Sewer Commission, we will move forward with the full site design, including utility plans, profiles, traffic, and details, which will be submitted as part of site plan review. Should you have any questions or need additional information, please don't hesitate to contact me at (860)884.2772 or via email bobJr@jrpcivil.com

Sincerely,

Robert D. Pfanner

J. Robert Pfanner & Associates P.C.

37 Grand Street • Niantic, Connecticut • 860-739-6216 • Fax 860-739-0693

VOL: 1095 PG: 802
INST: 00000858

Return To: 283 BPR, LLC
172 Boston Post Road
East Lyme CT 06333

WARRANTY DEED

To All People to Whom These Presents Shall Come - - GREETING:

Know Ye, That I, SUSAN E. SULLIVAN of the City of Norwich, County of New London and State of Connecticut for the consideration of ONE HUNDRED NINETY-FIVE THOUSAND, and no/100 ($195,000 00) DOLLARS received to my full satisfaction of 283 BPR, LLC, a limited liability company organized and existing under the laws of the State of Connecticut with an office and principal place of business located in the Town of East Lyme, County of New London and State of Connecticut do give, grant, bargain, sell and confirm unto the said 283 BPR, LLC, its successors and assigns forever all such right and title and I the said Grantor has or ought to have in or to that certain piece or parcel of land, together with the buildings and improvements thereon situated in the Town of East Lyme, County of New London and State of Connecticut, known and designated as 235 Flanders Road, Niantic and being more particularly bounded and described as follows:

See Schedule "A", attached hereto and made a part hereof.

Being the same premises as conveyed to the within grantor by Probate Certificate dated January 23, 2014 and recorded January 27, 2014 in Volume 927 at Page 46 of the East Lyme Land Records.

Said premises are conveyed subject to:

1. Any and all provisions of any ordinance, municipal regulation, public or private law
2. Building, building line and zoning regulations as may of record appear
3. Conservation Commission restrictions, if any.
4. Inland wetland regulations of the State of Connecticut, the municipality and/or the governmental agency that may apply.
5. All municipal taxes and assessment now and hereafter coming due, which the grantee assumes and agrees to pay
6. Maintenance and Easement Agreement as recorded on even date herewith in the East Lyme Land Records.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee, its successors and assigns forever, to its and their own proper use and behoof.

And also, I the said grantor do for myself and my heirs, executors and administrators, covenant with the said grantee, its successor and assigns, that at and until the ensealing of these

CONVEYANCE TAX RECEIVED
STATE $ 1462.50
TOWN $ 487.50
EAST LYME, CT TOWN CLERK

presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and have bargained premises to it the said grantee its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 5th day of May in the year of our Lord Two Thousand Twenty-three

Signed, Sealed and Delivered
in presence of:

Eugene C. Cushman

Susan E. Sullivan

Wendy L. McLean

STATE OF CONNECTICUT |
| ss. New London
COUNTY OF NEW LONDON |

On this the 5th day of May, 2023, before me, Eugene C. Cushman, the undersigned officer, personally appeared SUSAN E. SULLIVAN known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, as her free act and deed.

In Witness Whereof, I hereunto set my hand and official seal

Eugene C. Cushman
Commissioner of the Superior Court

235 Flanders Road, Niantic, CT

SCHEDULE "A"

Two tracts of land situated east of the Flanders-Niantic Road (Route 161) in the Town of East Lyme, County of New London and State of Connecticut, and being more particularly bounded and described as follows:

FIRST TRACT:

Beginning at the northwest corner of this first tract at a point in a stone wall lying fifty (50) feet west of land now or formerly of Duane E. Kelly and Mary Kelly; thence running S 16° 57' 55" W in a line generally parallel with and fifty (50) feet west of said Kelly land a distance of 50.58 feet to an I.P.; thence running S 72° 20' 23" E a distance of fifty (50) feet, more or less, to the westerly bound of said Kelly land; thence running N 16° 57' 55" E by and along said Kelly land a distance of fifty (50) feet, more or less, to a D.H.; thence running N 72° 58' 02" W by and along said stone wall a distance of fifty (50.00) feet to the point of beginning.

SECOND TRACT:

Beginning at the northwest corner of this second tract at a point which is the southwest corner of land now or formerly of Duane E. Kelly and Mary Kelly as recited in the description of the first tract above; thence running S 16° 57' 55" W by and along land now or formerly of James and Mary E. Kelly a distance of fifteen (15.00) feet to an I.R.; thence running S 73° 03' 06" E by and along said James and Mary E. Kelly land a distance of one hundred ninety-eight and fifty-four one hundredths (198.54) feet to an I.R. at other land of said James and Mary E. Kelly; thence running N 16° 57' 55" E by and along said James and Mary E. Kelly land a distance of ten (10.00) feet to said land now or formerly of Duane E. Kelly and Mary Kelly; thence running N 71° 40' 54" W by and along said Duane E. and Mary Kelly land a distance of two hundred and six one-hundredths (200.06) feet to the point and place of beginning. Said second tract being 0.06 acres, more or less.

RECEIVED FOR RECORD
May 10,2023 09:56:58A
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

Return to Jason Pope
921 Vauxhall Street Ext.
Quaker Hill CT 06375

VOL: 977 PGS 78
INST: 0000116

CONVEYANCE TAX RECEIVED
STATE $ 375.00
TOWN $ 375.00
EAST LYME CT TOWN CLERK

WARRANTY DEED

To All People to Whom These Presents Shall Come - - GREETING:

Know Ye, That I, SUSAN E. SULLIVAN of the City and County of New London and State of Connecticut for the consideration of FIFTY THOUSAND, and no/100 ($50,000.00) DOLLARS received to my full satisfaction of 283BPR, LLC, a limited liability company organized and existing under the laws of the State of Connecticut with an office and principal place of business located at 21 Darrows Ridge in the Town of East Lyme, County of New London and State of Connecticut do give, grant, bargain, sell and confirm unto the said 283BPR, LLC, its successors and assigns forever all such right and title and I the said Grantor has or ought to have in or to that certain piece or parcel of land, together with the buildings and improvements thereon situated in the Town of East Lyme, County of New London and State of Connecticut, known and designated as 225 Flanders Road and being more particularly bounded and described as follows

See Schedule "A", attached hereto and made a part hereof.

Being the same premises as conveyed to the within grantor by deed dated November 5, 2012 recorded in Volume 901 at Page 561 of the East Lyme Land Records

Said premises are conveyed subject to

1. Any and all provisions of any ordinance, municipal regulation, public or private law
2. Building, building line and zoning regulations as may of record appear.
3. Conservation Commission restrictions, if any
4. Inland wetland regulations of the State of Connecticut, the municipality and/or the governmental agency that may apply
5. All municipal taxes and assessment now and hereafter coming due, which the grantee assumes and agrees to pay
6. Right of way set forth in a deed to Duane E. Kelly and Mary L. Kelly dated 11/10/58 and recorded in Volume 79 at Page 316 of the East Lyme Land Records

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee, its successors and assigns forever, to its and their own proper use and behoof.

And also, I the said grantor do for myself and my heirs, executors and administrators, covenant with the said grantee, its successor and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as is above written, and that the

LAW OFFICE
EUGENE C. CUSHMAN
ONE POST HILL PLACE
NEW LONDON
CONNECTICUT 06320
JURIS NO. 11439

(860) 447-3692
FAX (860) 442-3845

same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and have bargained premises to it the said grantee its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 25th day of May in the year of our Lord Two Thousand Eighteen

Signed, Sealed and Delivered
in presence of:

Eugene C. Cushman

Susan E. Sullivan

STATE OF CONNECTICUT |
| **ss.**
COUNTY OF NEW LONDON |

On this the 25th day of May, 2018, before me, Eugene C. Cushman, the undersigned officer, personally appeared SUSAN E. SULLIVAN known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged thats he executed the same for the purposes therein contained, as her free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Eugene C. Cushman
Commissioner of the Superior Court

LAW OFFICE
EUGENE C. CUSHMAN
ONE POST HILL PLACE
NEW LONDON,
CONNECTICUT 06320
JURIS NO. 11439
(860) 447-2692
FAX: (860) 442-3045

SCHEDULE "A"

The land with the buildings thereon situated in the town of East Lyme, County of New London, State of Connecticut known as and being numbered 225 Flanders Road.

The premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations, restrictions, and layouts and takings of record, insofar as they are in force and applicable.

Meaning and intending to mortgage the same premises by deed of Harry L. Witham and Agnes J. Witham to Mary E. Kelly and James Kelly (now deceased), Dated 07/4/49 and Recorded 07/14/49 with the East Lyme Town Clerk in Volume 56, Page 170 wherein a more detailed description of the premises is set forth

Excepting therefrom:

The same premises conveyed by deed of James Kelly and Mary E. Kelly to Duane E. Kelly and Mary L. Kelly, Dated 03/26/54 and 05/5/54 Recorded with the East Lyme Town Clerk in Volume 65, Page 469 wherein a more detailed description of the premises is set forth

Excepting therefrom:

The same premises conveyed by deed of James Kelly and Mary E. Kelly to John J. Kelly, Dated 06/06/56 and Recorded 06/10/56 with the East Lyme Town Clerk in Volume 72, Page 13 wherein a more detailed description of the premises is set forth.

Excepting therefrom:

The same premises conveyed by deed of Mary E. Kelly to Dunn E. Kelly, Dated 10/02/79 and Recorded 10/03/79 with the East Lyme Town Clerk in Volume 182, Page 670 wherein a more detailed description of the premises is set forth.

Further excepting those parcels conveyed by deed recorded in Book 40 at Page 521 and Book 79 at Page 316 of the East Lyme Land Records.

RECEIVED FOR RECORD
May 29,2018 12:01:15P
Karen Miller Golbe
TOWN CLERK
EAST LYME, CT

225 & 235 Flanders Rd Sewer Capacity Analysis

Development	Data	Unit count	Bedrooms	Avgerage/ unit	Avgerage/ Bed	1.5 Safety Factor	225& 235 Flanders Rd
Pond cliff	3 Years	95-Units	All 2 bedroom	90	45.00	67.5	1 Bedroom units
Village cross	3 Years	23-Units	All 2 bedroom	76	37.80	56.7	48 Bedrooms
King Aruther	3 Years	99-Units	All 2 bedroom	105	52.50	78.75	
				Overall avg			Gallons Requested
			Total/Unit Bedroom	90	45.10	67.7	3249.60

SECRETARY OF THE STATE OF CONNECTICUT

MAILING ADDRESS: COMMERCIAL RECORDING DIVISION, CONNECTICUT SECRETARY OF THE STATE, P.O. BOX 150470, HARTFORD, CT 06115-0470
DELIVERY ADDRESS: COMMERCIAL RECORDING DIVISION, CONNECTICUT SECRETARY OF THE STATE, 30 TRINITY STREET, HARTFORD, CT 06106
PHONE: 860-509-6003 WEBSITE: www.concordsots.ct.gov

91330

2015 JA 11

ARTICLES OF ORGANIZATION

LIMITED LIABILITY COMPANY - DOMESTIC

C.G.S. §§34-120, 34-121

USE INK. COMPLETE ALL SECTIONS. PRINT OR TYPE. ATTACH 8 1/2 X

FILING #0005465411 PG 01 OF 02 VOL B-02139
FILED 01/11/2016 08:30 AM PAGE 00499
SECRETARY OF THE STATE
CONNECTICUT SECRETARY OF THE STATE

OF THE STATE

FILING PARTY (CONFIRMATION WILL BE SENT TO THIS ADDRE.

NAME: Jason Pazzaglia
ADDRESS: 21 Darrows Ridge
CITY: East Lyme
STATE: CT ZIP: 06333

1. NAME OF LIMITED LIABILITY COMPANY - REQUIRED: (MUST INCLUDE BUSINESS DESIGNATION I.E. LLC, L.L.C., ETC.)

283 BPR LLC

2. DESCRIPTION OF BUSINESS TO BE TRANSACTED OR PURPOSE TO BE PROMOTED - REQUIRED:
ATTACH 8 1/2 X 11 SHEETS IF NECESSARY

To own, Lease, maintain, and/or deal with real property together with any other activity allowed pursuant to CT Law

3. LLC'S PRINCIPAL OFFICE ADDRESS - REQUIRED: (NO P.O. BOX) PROVIDE FULL ADDRESS. "SAME AS ABOVE" NOT ACCEPTABLE

ADDRESS: 21 Darrows Ridge
CITY: East Lyme
STATE: CT ZIP: 06333

4. MAILING ADDRESS, IF DIFFERENT THAN #3: PROVIDE FULL ADDRESS. "SAME AS ABOVE" NOT ACCEPTABLE

ADDRESS: P.O Box 817
CITY: East Lyme
STATE: CT ZIP: 06333

5. APPOINTMENT OF STATUTORY AGENT FOR SERVICE OF PROCESS - REQUIRED: (COMPLETE A OR B NOT BOTH)

☒ **A. IF AGENT IS AN INDIVIDUAL.**
PRINT OR TYPE FULL LEGAL NAME: Jason Pazzaglia

BUSINESS ADDRESS (P.O. BOX NOT ACCEPTABLE) IF NONE, MUST STATE "NONE"	CONNECTICUT RESIDENCE ADDRESS (P.O. BOX NOT ACCEPTABLE)
ADDRESS: 21 Darrows Ridge	ADDRESS: 21 Darrows Ridge Rd
CITY: East Lyme	CITY: East Lyme
STATE: CT	STATE: CT
ZIP: 06333	ZIP: 06333

SIGNATURE ACCEPTING APPOINTMENT:

FORM LLC-1.10
Rev. 1/1/2015

STATE OF CONNECTICUT
OFFICE OF THE SECRETARY OF THE STATE } SS. HARTFORD

I hereby certify that this is a true copy of record in this Office.

In Testimony whereof, I have hereunto set my hand and affixed the Seal of said State, at Hartford, this 1st day of October A.D. 2018

SECRETARY OF THE STATE

225 & 235 FLANDERS ROAD SEWER CAPACITY ANALYSIS							
DEVELOPMENT	DATA	UNIT COUNT	BEDROOMS	AVERAGE/UNIT	AVERAGE/BDRM	1.5x SAFETY FACTOR	225 & 235 FLANDER ROAD PROJECT
POND CLIFF	3 YEARS	95-UNITS	ALL 2 BEDROOM	90	45.0	67.5	1 BEDROOM UNITS
VILLAGE CROSSING	3 YEARS	23-UNITS	ALL 2 BEDROOM	76	37.8	56.7	48 BEDROOMS
KING ARTHUR	3 YEARS	99 UNITS	ALL 2 BEDROOM	105	52.5	78.75	
							GALLONS REQUESTED
			TOTAL/UNIT, BEDROOM	90	45.1	67.7	3,249.6

NOTES:

1. WETLANDS WERE FLAGGED BY JAMES SIPPERLY CERTIFIED SOIL SCIENTIST CONNECTICUT WETLANDS SCIENTIST 401 SALEM TURNPIKE BOZRAH, CT 06334

2. MAP REFERENCE:

A. COMPILATION PLAN SHOWING PROPOSED EASEMENT PREPARED FOR 283 BPR LLC 225 FLANDERS ROAD – EAST LYME, CT DATED MARCH 4, 2024 BY J. ROBERT PFANNER & ASSOCIATES P.C.

B. ZONING COMPLIANCE PLAN PREPARED FOR JAMES BRAHM 225–237 FLANDERS ROAD EAST LYME, CONNECTICUT SCALE 1"=50' DATED NOVEMBER 23, 2015 BY GERWICK – MEREEN L.L.C.

C. BOUNDARY AND EXISTING CONDITIONS PLAN WITHIN DEVELOPED AREA PREPARED FOR JAMES BRAHM ON THE PROPERTY OF SUSAN E. SULLIVAN, ESTATE OF DUANE E. KELLY & JOSEPH L. & NANCY TRASK 225–237 FLANDERS ROAD EAST LYME CONNECTICUT SCALE 1"=50' DATED NOVEMBER 23, 2015 CLASS A–2 SURVEY BY GERWICK – MEREEN L.L.C.

3. TOPOGRAPHY BASED ON STATE OF CONNECTICUT DEEP LIDAR TOPOGRAPHY FROM 2016

4. SITE CONSISTS OF 8 BUILDINGS EACH WITH 6 1 BEDROOM UNITS FOR A TOTAL OF 48 BEDROOMS. FLOW FOR EACH BEDROOM SHALL BE 150 GPD/UNIT.

5. THIS IS A CONCEPTUAL PLAN SHOWING GENERAL LAYOUT OF POSSIBLE ELDERLY HOUSING LAYOUT. SITE IS LOCATED WITHIN THE CA ZONE AND IS TO BE DEVELOPED AS ELDERLY HOUSING–CA

THESE PLANS ARE THE SOLE PROPERTY OF ROBERT C. SIMONI, L.S. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM ROBERT C SIMONI, L.S. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

DRAWN BY: RCS DATE: DECEMBER 11, 2024

NO.	DATE	DESCRIPTION	BY

REVISIONS

J.ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
37 GRAND STREET NIANTIC, CONNECTICUT 06357
TEL. 860-739-6216 FAX 860-739-0693

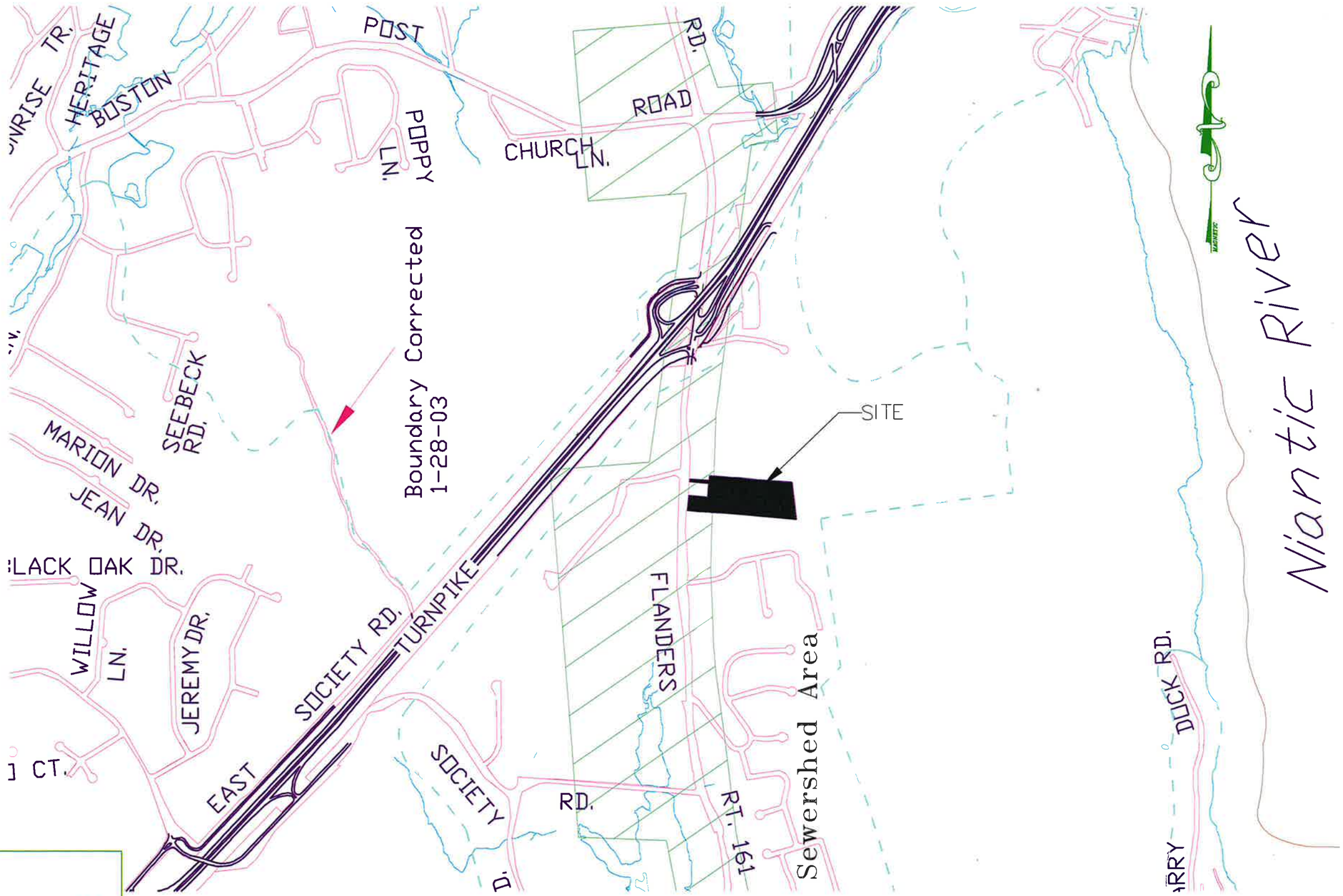
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

TITLE:
ELDERLY DEVELOPMENT
PREPARED FOR 283 BPR LLC
CONCEPT LAYOUT-SEWER ALLOCATION

LOCATION: 225 & 235 FLANDERS ROAD - EAST LYME, CT

SHEET NUMBER 1 OF 1

21051-15.DWG



MAP REF: "SEWER SERVICE AND SEWER CONTRACT AREAS EAST LYME, CONNETICUT" TOWN OF EAST LYME ENGINEERING DEPARTMENT SCALE 1"=1200' DATED MAY 1999 REV THRU JAN 26, 2003

THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM J. ROBERT PFANNER & ASSOCIATES P.C. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

DRAWN BY: RDP DATE: DECEMBER 11, 2024

NO.	DATE	DESCRIPTION	BY

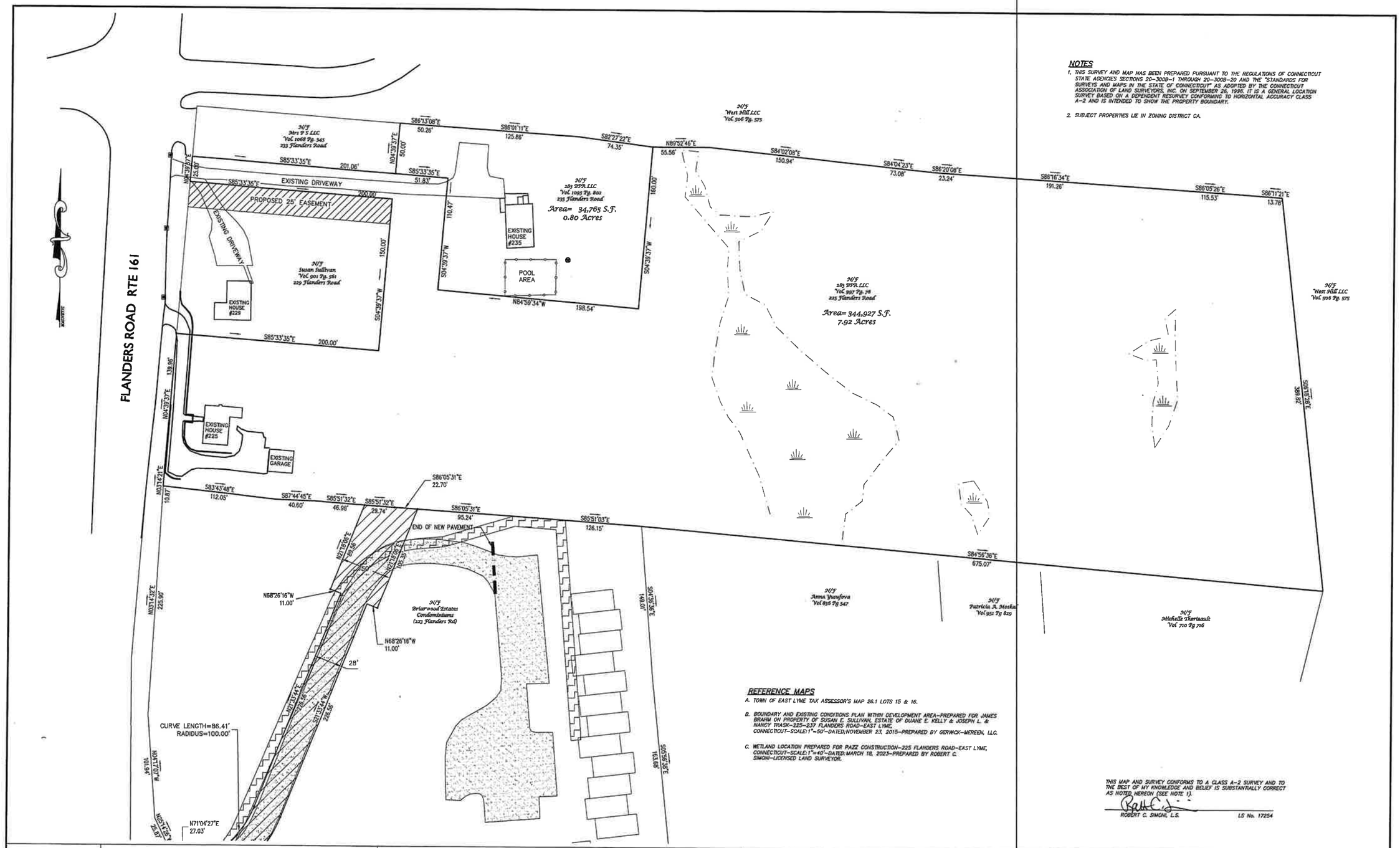
REVISIONS

J.ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
37 GRAND STREET NIANTIC, CONNECTICUT 06357
TEL. 860-739-6216 FAX 860-739-0693

GRAPHIC SCALE
500 0 250 500 1000 2000
(IN FEET)
1 inch = 500 ft.

TITLE:
ELDERLY DEVELOPMENT
PREPARED FOR 283 BPR LLC
SEWER SHED/LOCATION MAP
LOCATION: 225 & 235 FLANDERS ROAD - EAST LYME, CT

SHEET NUMBER 1 OF 1
SEWER SHED MAP



NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A GENERAL LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY.

2. SUBJECT PROPERTIES LIE IN ZONING DISTRICT CA.

REFERENCE MAPS

A. TOWN OF EAST LYME TAX ASSESSOR'S MAP 26.1 LOTS 15 & 16.

B. BOUNDARY AND EXISTING CONDITIONS PLAN WITHIN DEVELOPMENT AREA–PREPARED FOR JAMES BRAHM ON PROPERTY OF SUSAN E. SULLIVAN, ESTATE OF DUANE E. KELLY & JOSEPH L. & NANCY TRASK–225–237 FLANDERS ROAD–EAST LYME, CONNECTICUT–SCALE: 1"=50'–DATED; NOVEMBER 23, 2015–PREPARED BY GERWICK–MEREDN, LLC.

C. WETLAND LOCATION PREPARED FOR PAZZ CONSTRUCTION–225 FLANDERS ROAD–EAST LYME, CONNECTICUT–SCALE: 1"=40'–DATED: MARCH 18, 2023–PREPARED BY ROBERT C. SIMONI–LICENSED LAND SURVEYOR.

THIS MAP AND SURVEY CONFORMS TO A CLASS A–2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

ROBERT C. SIMONI, L.S. LS No. 17254

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DRAWN BY: RCS DATE: JULY 7, 2025

NO.	DATE	DESCRIPTION	BY

REVISIONS

ROBERT C. SIMONI
LICENSED LAND SURVEYOR
P.O. BOX 191–OLD SAYBROOK, CONNECTICUT 06475
TEL. 860–304–6920 simonl@jrpcivil.com

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

TITLE:
PROPERTY SURVEY PREPARED FOR 283 BPR LLC

LOCATION: 225 & 235 FLANDERS ROAD - EAST LYME, CT

SHEET NUMBER 1 OF 1

21051–PROPERTY–2025.dwg

Request for Water & Sewer Commission
DRAFT

TO: **Water & Sewer Commission**

FROM: **Ben North, Chief Operating Officer**

DATE: **August 21, 2025**

SUBJECT: **Sewer Capacity Allocation Request for Calkins Rd by Landmark Development Group, LLC, and Jarvis of Cheshire, LLC**

Summary of Agenda Item:
The applicant Landmark Development Group, LLC, and Jarvis of Cheshire, LLC, would like to formally request sewer capacity for a development to be located on Calkins (or Caulkins Rd) in East Lyme. The development consists of 864 housing units designed as apartments. The application requests 123,000 gallons per day of sewer capacity to be allocated to the project. The capacity calculation is referenced in an August 11, 2025 estimation from SLR Consulting. The developer is hereby requesting capacity in adherence of the East Lyme Water and Sewer Commission's "Applications for Determination of Adequacy of Sewer Capacity Pursuant to General Statutes §7-246a(a)(1)".
Also included for review of this agenda item is a current and future capacity analysis that was performed by staff to attempt to quantify the existing capacity allocations that have received approval to date and an approximation of built and unbuilt parcels in the sewer shed area that have the right in the future to connect to the East Lyme Sewer Conveyance System should they exercise their right to do so.

Action Needed:
Motion to (approve or deny) to allocate sewer capacity in the East Lyme Sewer Conveyance System of 123,000 gallons per day for the development on Calkins Rd in accordance with the East Lyme Water and Sewer Commission's Standards for Determination of Adequacy of Sewer Capacity Pursuant to General Statutes §7-246a(a)(1) and in conformance to the site plan titled "River View Estates" from 11/17/2000 by Mark H. Sullivan and updates on 8/8/2025 by an unknown entity depicting building layout, project number 00-217 sheet 1 and 3.

Attachments:
Sewer Capacity Allocation Request Application prepared by Landmark Development Group, LLC, and Jarvis of Cheshire, LLC

Prepared By: **Ben North, Chief Operating Officer**

W&S Agenda
Item No. 6
Date: 8/21/2025

Exhibit 1

PUBLISHER'S CERTIFICATE

State of Connecticut
County of New London,

Personally appeared before the undersigned, a Notary Public within and for said County and State, Kelly Johnson, Legal Advertising Clerk, of The Day Publishing Company Classifieds dept, a newspaper published at New London, County of New London, state of Connecticut who being duly sworn, states on oath, that the Order of Notice in the case of

TOWN OF EAST LYME WATER AND SEWER

A true copy of which is hereunto annexed, was published in said newspaper in its issue(s) of

08/15/25

Cust: TOWN OF EAST LYME - SEWER DEPT

Ad #: d01102572

Kelly Johnson

Subscribed and sworn to me

This Tuesday, August 19, 2025

Marylen Solinsky

Notary Public

My commission expires 5/31/29

d01102572

TOWN OF EAST LYME
WATER AND SEWER COMMISSION
Notice of Public Hearing

The East Lyme Water and Sewer Commission will hold a Public Hearing on August 26, at 6:30 p.m., at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT, to consider the following:

Application for determination of sewer capacity filed by Landmark Development Group, LLC and Jarvis of Cheshire, LLC, regarding the properties set forth in the application and identified on the East Lyme Tax Assessor's Map as Map/Lot 27.0/14, 31.0/4, 32.0/1, 32.1/2, 32.1/30, 32.1/36.

Copies of the application are available for public viewing in the offices of the Town Clerk and the Water and Sewer Department.

Daniel Cunningham,
Chairman

Exhibit 2

APPLICATIONS FOR DETERMINATION OF ADEQUACY OF SEWER CAPACITY PURSUANT TO GENERAL STATUTES §7-246a(a)(1)

Sewage treatment for the Town of East Lyme is limited. Pursuant to an agreement with the City of New London and Town of Waterford, East Lyme is currently entitled to a maximum of 1.5 million gallons per day of sewer treatment capacity at the New London Regional Water Pollution Control Facility. In order to ensure that there is adequate capacity for all customers, the Commission adopts the following regulation for applications for sewer treatment capacity pursuant to General Statutes §7-246a(a)(1).

I. Application. For all development projects that either (a) request a connection for more than 20 residential units or (b) require more than 5,000 gallons per day of sewage treatment capacity, an application, pursuant to General Statutes §7-246a(a)(1), for determination of adequacy of sewer capacity related to a proposed use of land, shall be submitted to the East Lyme Water and Sewer Commission ("Commission") on a form satisfactory to the Commission, and shall include all of the following:

1. A class A-2 survey of the property to be developed, showing the general layout of the proposed use of land;

2. Proof that the applicant owns the property to be developed, or has the right to develop the property, and

3. Documentation supporting the amount of capacity being requested.

    a. Documentation related to a proposed residential development shall include the number of residential units, the numbers of bedrooms per unit, and the methodology used in calculating the amount of capacity being requested.

    b. Documentation related to a proposed non-residential or commercial development shall include the methodology used in calculating the amount of capacity being requested, and any special circumstances (i.e. the type of sewage being treated, design specifications, etc.) that would affect the amount of capacity being requested.

    c. The Commission reserves the right to request from an applicant such other information that it deems necessary.

4. A non-refundable application fee of $500.00 shall be paid when an application is submitted. An additional public hearing fee of $450.oo may be assessed if applicable.

II. Duration.

1. Within 12 months after the expiration of the appeal period of a capacity allocation, the applicant shall (1) apply for all necessary land use approvals for the proposed use of land, and (2) provide proof of all such applications to the Commission. If an applicant fails to apply for all necessary land use approvals, or fails to provide proof of such applications to the Commission within this 12-month period, the sewer capacity allocated to the applicant shall terminate and be considered null and void.

2. If the applicant fails to obtain all land use approvals required for the proposed use of land, the sewer capacity allocated to the applicant shall terminate and be considered null and void.

3. The Commission will notify an applicant in writing when an allocation has terminated. The failure of the Commission to provide written notice in a timely manner shall not constitute or be construed as a waiver of the Commission's right to declare a terminated allocation null and void.

4. A capacity allocation shall be in effect for a period not to exceed 48 months from the expiration of the appeal period of the applicant's last land use approval with no appeal having been taken therefrom or an unappealed decision of a court of competent jurisdiction adjudicating such land use appeal. The Commission may extend an allocation of sewer capacity beyond 4 years if it determines, in its sole discretion, that good cause exists.

5. If the amount of sewer treatment capacity needed by an applicant decreases during the land use approval process, the applicant shall notify the Commission immediately.

III. Public Hearing. The Commission may, in its sole discretion, hold a public hearing on any application. Any such public hearing shall be in accordance with the provisions of General Statutes 8-7d.

IV. Criteria. In making a decision on an application the Commission may consider, without limitation, the following:

Need for service in the proposed development area

Other pending applications and areas in town designated for sewer service

Pollution abatement and public health

Limitations and policies for sewer service

Local and state Plans of Conservation and Development

Effect of inflow and infiltration on available capacity

Whether the proposed development area can be serviced by other means

Whether the proposed development area is within the East Lyme Sewer Service District

Size of property proposed to be developed

Remaining sewered and unsewered land area of town

Effect of the allocation on remaining capacity

Safe design standards of the East Lyme sewer system

V. Prior Regulation. This Regulation shall supersede the Interim Sewer Connection Procedure adopted by the Commission on September 25, 2018.

East Lyme Sewer Department

Sewer Capacity Allocations - May 2025 Update

Exhibit A 3

all figures in gallons

	Average Daily Flow Capacity Allocation					1,022,000
	Average Daily Flow - 2 Year Average					770,000
	Average Daily Flow Remaining - 2 Year Average					**252,000**
A	**Applicant/Development**	Type of Use	Additional Project Description		Sewer Capacity Requested or Need Anticipated	Sewer Capacity Allocated and Anticipated
1	Landmark Dev. Group	Residential	Apartments		118,400	118,400
	Subtotal Gallons Per Day (Group A)					**118,400**
B	**Prior Approved Projects Under Construction (>5,000 gpd and greater)**			Original Capacity Requested	Construction Completion to date %	
1	Village Crossing (4/2025 Update)	Residential	Condominiums	14,400	75%	3,600
2	Orchards Subdivision (4/2025 Update)	Residential	Single Family	42,600	90%	4,260
3	183-185 Main St (ZDM, not started yet)	Residential	Condominiums	3,600	0%	3,600
4	Brookside Apartments (4/2025 Update)	Residential	Apartments	35,400	90%	3,540
5	Parkers Place LLC (not started yet)	Residential	Apartments	8124	0%	8,124
	Subtotal GPD (Group B)					**23,124**
	Total Sewer Capacity Approved to Date (A+B)					**141,524**
C	**Estimated Sewer Capacity Needs Based on Previously Assessed Properties Not Presently Connected (Last Updated 2/2023)**					
1	Existing Buildings Assessed but not Connected	Res/ Comm/ Ind	Sewer		76,300	76,300
2	Vacant Properties in Assessed Areas	Res/ Comm/ Ind	Sewer		60,700	60,700
	Subtotal GPD (Group C)					**137,000**
D	**Total Sewer Capacity Allocated, Anticipated, and Requested (A+B+C+D)**					**278,524**
	Average Daily Flow Remaining 2 Year Average					**252,000**
	Sewer Capacity Remaining					**-26,524**

Exhibit 4

SCCOG

Residential Demographic Multipliers in Connecticut (2016 data update)

Residents and School-Age Children by Housing Type, Housing Size, and Housing Price

Prepared by Carly Holzschuh, AICP
July, 2020

In 2006, the Center for Urban Policy Research at Rutgers University released the "Fannie Mae Foundation Residential Demographic Multipliers: Projections of the Occupants of New Housing", a report which analyzed Year 2000 census data to show occupancy patterns associated with different types of housing. The report has been widely used to make predictions about how many residents, and particularly how many school children, would come to live in newly constructed housing, and showed how household characteristics differed depending on the type of housing (single-family vs multifamily), location, and housing cost.

This analysis replicates the 2006 study and presents revised findings for Connecticut based on data from the 2012-2016 American Community Survey (ACS). 5-year ACS data is collected via small sample surveys conducted on a yearly basis and aggregated into a rolling average. While the methodology used to update the demographic multipliers is the same as that used in the 2006 paper, the authors of this update have not performed tests of statistical significant difference. The data used in this update are provided for illustrative purposes only.

Description, Definition, and Organization of Residential Demographic Multipliers

The demographic multipliers include the following data fields and organization:

1. Household Size (HS): Total persons per housing unit.

2. Age distribution of the household members organized into the following age cohorts: 0–4, 5–13, 14–17, 18–24, 25–44, 45–64, 65–74, 75+.

3. Total school-age children (SAC) or number of persons in the household of school age, defined as those 5 to 17 years old. (The SAC is the same as the combined number of household members in the 5–13 and 14–17 age cohorts.)

The demographic fields shown above are differentiated by housing type, housing size, housing price, and housing tenure—four variables that have been found by Rutgers University to be associated with statistically significant differences in the HS, and SAC.

The housing or structure types include the following: single-family detached; single-family attached, sometimes referred to as townhouses or townhomes; larger (5-or-more-unit) multifamily buildings, such as garden apartments or stacked flats; and smaller multifamily structures (2 to 4 units), such as a starter two-family home.

Housing-unit size is measured by the number of bedrooms, and data are presented for housing units ranging from 1 to 5+ bedrooms. There is a match between housing type and bedroom number, and the demographic multiplier tables present the common configurations for each housing type. For instance, demographic data are shown for 0- through 3-bedroom multifamily units and not for 4- to 5-bedroom units because the multifamily housing tends to be built with fewer rather than more bedrooms. The opposite is the case for single-family detached homes; in this instance, data are presented for 2- to 5-bedroom units as opposed to 1-bedroom units because detached housing is typically built with more rather than fewer bedrooms.

Housing is additionally classified by tenure: ownership or rental. According to the census, "A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. . . . All occupied housing units that are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied."

There is a further differentiation of the demographic profiles by housing value or rent. The census definitions for "value" and "rent" are shown on the Definitions page; with regard to the latter, the current study indicates the "gross rent" (rent with utilities) rather than the "contract rent."

The 2012 to 2016 American Community Survey-indicated values and gross rents are updated to 2016 dollars using an inflation adjustment value, as provided in the PUMS by the Census Bureau.

The demographic profiles by 2016 housing values and gross rents are organized following a four-tiered classification: all value or rent housing, and then housing arrayed by terciles (thirds) of value or rent (units at the 1st–33rd percentile of value or rent; units at the 33rd through 66th percentile of value or rent; and units at the 67th–100th percentile of value or rent.)

Definitions of Data Contained in the U.S. Census of Population and Housing Public Use Microdata Sample (PUMS) 2012-2016 American Community Survey (ACS)

Terms	Definitions/Comment
Bedrooms (BR)	The number of rooms that would be listed as bedrooms if the house [or] apartment...were listed on the market for sale or rent even if these rooms are currently used for other purposes.
Housing Categories (Structure Type)	**Single-family, detached.** This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached if they have an adjoining shed or garage. **Single- family attached.** This is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof. **2-4 units.** These are units in structures containing 2, 3, or 4 housing units. **5+ units.** These are units in structures containing 5 or more housing units.
Household Size	The total number of persons in a housing unit.
Housing Tenure (Ownership or Rental)	A housing unit is occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied housing units that are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.
Housing Unit	A housing unit may be a house, an apartment, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy as separate living quarters).
Housing Value (Rent)	Housing value is the census respondent's estimate of how much the property would sell for if it were for sale. In the current study, the value of a rented unit in a 1- to 4-unit structure is estimated to be 100 times the monthly gross rent. The housing value and rents indicated by the 2012-2016 American Community Survey were updated to 2016 dollars using an inflation index as provided in the PUMS by the Census Bureau. Housing value or rent is categorized into a four-tier classification: all value (or rent) housing, and then housing units arrayed by terciles (thirds) of value (or rent).
Housing Rent (Contract Rent)	Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.
Housing Rent (Gross Rent)	Gross rent is the contract rent plus the estimated average monthly cost of utilities (electric, gas, water and sewer) and fuels (oil, coal, kerosene, wood, and the like) if these are paid by the renter (or paid for the renter by someone else). In the current study, the monthly gross rents are indicated in the demographic table.
Insufficient Sample	This notation in a table means that fewer than 600 weighted observations were counted for a housing type/bedroom/value combination or for an entire housing type/bedroom combination.
Residential Demographic Multipliers	Multipliers show the population associated with different housing categories as well as housing differentiated by housing value, housing size (bedrooms), and housing tenure.
School-Age Children (SAC)	The household members of elementary and secondary school age, defined here as those 5 through 17 years of age.

All Persons in Unit: Total Persons and Persons by Age (Connecticut, 2016)

Structure Type /Bedrooms/ Value (2016)/Tenure	SAC (5-17)	Age 0-4	5-13	14-17	18-24	25-44	45-64	65-74	75+	Total Persons
Single-Family Detached-Own, 2 BR										
All Values	0.13	0.05	0.09	0.04	0.08	0.37	0.76	0.31	0.29	2.00
Less than $172,500	0.14	0.05	0.09	0.05	0.10	0.43	0.77	0.25	0.24	1.98
$172,500 to $253,200	0.13	0.06	0.09	0.04	0.08	0.40	0.77	0.29	0.27	2.01
More than $253,200	0.12	0.05	0.08	0.04	0.05	0.28	0.75	0.41	0.35	2.00
Single-Family Detached-Own, 3 BR										
All Values	0.39	0.11	0.26	0.14	0.16	0.55	0.94	0.29	0.20	2.65
Less than $206,100	0.36	0.11	0.23	0.13	0.19	0.57	0.89	0.28	0.22	2.61
$206,100 to $304,100	0.40	0.12	0.26	0.14	0.16	0.58	0.94	0.28	0.18	2.66
More than $304,100	0.43	0.12	0.28	0.15	0.13	0.49	0.99	0.32	0.20	2.69
Single-Family Detached-Own, 4 BR										
All Values	0.68	0.14	0.44	0.23	0.22	0.63	1.09	0.28	0.17	3.21
Less than $303,800	0.56	0.14	0.35	0.21	0.26	0.72	0.99	0.29	0.22	3.17
$303,800 to $466,300	0.70	0.13	0.45	0.25	0.23	0.63	1.12	0.27	0.15	3.22
More than $466,300	0.78	0.15	0.53	0.25	0.17	0.55	1.15	0.27	0.15	3.23
Single-Family Detached-Own, 5+ BR										
All Values	0.92	0.15	0.59	0.33	0.27	0.63	1.21	0.30	0.22	3.69
Less than $404,500	0.85	0.15	0.54	0.31	0.38	0.77	1.18	0.32	0.27	3.91
$404,500 to $900,000	0.93	0.13	0.59	0.34	0.22	0.61	1.23	0.33	0.23	3.68
More than $900,000	0.97	0.16	0.64	0.33	0.20	0.51	1.22	0.24	0.16	3.46
Single-Family Attached-Own, 2 BR										
All Values	0.13	0.08	0.10	0.04	0.06	0.45	0.60	0.32	0.22	1.87
Less than $152,000	0.15	0.10	0.11	0.04	0.07	0.52	0.56	0.30	0.19	1.88
$152,000 to $224,800	0.09	0.08	0.07	0.02	0.09	0.45	0.65	0.28	0.18	1.82
More than $224,800	0.16	0.06	0.11	0.05	0.04	0.40	0.59	0.39	0.29	1.92
Single-Family Attached-Own, 3 BR										
All Values	0.36	0.14	0.23	0.12	0.17	0.59	0.77	0.26	0.22	2.51
Less than $182,500	0.49	0.15	0.31	0.19	0.30	0.65	0.79	0.19	0.15	2.73
$182,500 to $303,800	0.26	0.12	0.19	0.07	0.12	0.60	0.73	0.29	0.21	2.33
More than $303,800	0.31	0.16	0.20	0.10	0.08	0.51	0.80	0.31	0.30	2.47
2-4 Units-Own, 2 BR										
All Values	0.17	0.06	0.12	0.05	0.09	0.44	0.64	0.30	0.29	1.99
Less than $139,000	0.15	0.04	0.11	0.04	0.09	0.53	0.63	0.24	0.26	1.93
$139,000 to $211,900	0.21	0.06	0.14	0.07	0.08	0.36	0.65	0.31	0.29	1.97
More than $211,900	0.14	0.09	0.09	0.05	0.09	0.43	0.64	0.35	0.31	2.05
2-4 Units-Own, 3 BR										
All Values	0.46	0.14	0.32	0.14	0.29	0.71	0.92	0.29	0.19	3.00
Less than $156,800	0.49	0.12	0.30	0.18	0.31	0.72	0.88	0.24	0.13	2.89
$156,800 to $249,400	0.46	0.16	0.34	0.12	0.32	0.67	0.87	0.33	0.18	3.00
More than $249,400	0.44	0.12	0.32	0.13	0.25	0.74	1.00	0.30	0.25	3.10

All Persons in Unit: Total Persons and Persons by Age (Connecticut, 2016)

Structure Type /Bedrooms/ Value (2016)/Tenure	SAC (5-17)	Age 0-4	5-13	14-17	18-24	25-44	45-64	65-74	75+	Total Persons
5+ Unit-Own, 1 BR										
All Values	0.03	0.02	0.02	0.01	0.02	0.44	0.38	0.20	0.23	1.32
Less than $96,300	0.04	0.02	0.02	0.02	0.02	0.37	0.40	0.24	0.22	1.32
$96,300 to $162,200	0.02	0.01	0.02	0.01	0.01	0.49	0.43	0.18	0.17	1.31
More than $162,200	0.02	0.02	0.02	0.00	0.01	0.45	0.33	0.18	0.30	1.32
5+ Unit-Own, 2 BR										
All Values	0.13	0.07	0.09	0.04	0.09	0.54	0.56	0.23	0.20	1.82
Less than $123,600	0.15	0.08	0.09	0.05	0.10	0.54	0.63	0.19	0.17	1.84
$123,600 to $198,600	0.16	0.07	0.11	0.05	0.11	0.57	0.53	0.22	0.19	1.85
More than $198,600	0.09	0.08	0.06	0.03	0.05	0.51	0.51	0.27	0.25	1.76
Single-Family Detached-Rent, 2 BR										
All Values	0.28	0.10	0.18	0.09	0.18	0.69	0.61	0.13	0.14	2.13
Less than $1,090	0.29	0.15	0.22	0.07	0.16	0.65	0.59	0.15	0.09	2.07
$1,090 to $1,480	0.30	0.08	0.21	0.09	0.24	0.85	0.61	0.13	0.06	2.28
More than $1,480	0.32	0.09	0.18	0.14	0.20	0.71	0.77	0.08	0.12	2.29
Single-Family Detached-Rent, 3 BR										
All Values	0.68	0.20	0.45	0.22	0.33	0.92	0.67	0.12	0.12	3.05
Less than $1,360	0.51	0.17	0.39	0.12	0.39	0.90	0.59	0.12	0.10	2.78
$1,360 to $1,830	0.79	0.25	0.52	0.27	0.37	1.09	0.74	0.07	0.05	3.36
More than $1,830	1.00	0.27	0.64	0.36	0.35	1.07	0.73	0.07	0.05	3.54
Single-Family Detached-Rent, 4 BR										
All Values	0.92	0.27	0.64	0.28	0.42	1.14	0.75	0.11	0.07	3.68
Less than $1,580	1.06	0.28	0.70	0.37	0.61	1.17	0.56	0.09	0.02	3.79
$1,580 to $2,150	1.02	0.27	0.74	0.28	0.41	1.45	0.83	0.09	0.04	4.10
More than $2,150	1.02	0.29	0.76	0.26	0.43	1.11	0.90	0.10	0.04	3.90
Single-Family Detached-Rent, 5+ BR										
All Values	1.17	0.53	0.84	0.33	0.57	1.34	0.81	0.14	0.05	4.61
Less than $1,580	0.98	0.42	0.53	0.45	0.55	1.04	0.46	0.23	0.07	3.75
$1,580 to $2,560	1.54	0.71	1.27	0.27	0.79	1.77	0.73	0.06	0.00	5.59
More than $2,560	1.41	0.56	1.10	0.32	0.59	1.54	1.04	0.07	0.02	5.23
Single-Family Attached-Rent, 2 BR										
All Values	0.35	0.27	0.28	0.07	0.26	0.91	0.48	0.08	0.08	2.43
Less than $1,130	0.43	0.28	0.36	0.07	0.25	0.72	0.40	0.08	0.09	2.24
$1,130 to $1,570	0.36	0.24	0.31	0.05	0.30	1.07	0.47	0.04	0.04	2.53
More than $1,570	0.29	0.32	0.20	0.10	0.23	0.99	0.58	0.10	0.07	2.57
Single-Family Attached-Rent, 3 BR										
All Values	0.93	0.30	0.63	0.30	0.37	1.09	0.52	0.13	0.04	3.38
Less than $1,220	0.97	0.30	0.62	0.34	0.46	1.00	0.43	0.18	0.03	3.36
$1,220 to $1,620	1.12	0.28	0.83	0.30	0.26	1.17	0.52	0.08	0.04	3.47
More than $1,620	0.75	0.35	0.49	0.26	0.39	1.20	0.59	0.11	0.04	3.43

All Persons in Unit: Total Persons and Persons by Age (Connecticut, 2016)

Structure Type /Bedrooms/ Value (2016)/Tenure	SAC (5-17)	Age 0-4	5-13	14-17	18-24	25-44	45-64	65-74	75+	Total Persons
2-4 Units-Rent, 1 BR										
All Values	0.09	0.05	0.07	0.02	0.13	0.54	0.46	0.11	0.11	1.48
Less than $790	0.05	0.01	0.02	0.02	0.09	0.28	0.46	0.17	0.20	1.25
$790 to $1,030	0.08	0.04	0.07	0.01	0.17	0.53	0.43	0.08	0.08	1.41
More than $1,030	0.13	0.09	0.11	0.02	0.14	0.80	0.49	0.09	0.05	1.79
2-4 Units-Rent, 2 BR										
All Values	0.42	0.21	0.32	0.10	0.24	0.89	0.52	0.09	0.06	2.44
Less than $970	0.34	0.18	0.26	0.08	0.22	0.69	0.55	0.12	0.08	2.17
$970 to $1,240	0.44	0.24	0.31	0.13	0.27	0.91	0.50	0.08	0.05	2.49
More than $1,240	0.51	0.20	0.40	0.11	0.24	1.08	0.52	0.08	0.05	2.69
2-4 Units-Rent, 3 BR										
All Values	0.95	0.31	0.68	0.27	0.46	1.17	0.58	0.09	0.04	3.59
Less than $1,090	0.87	0.28	0.67	0.20	0.44	0.98	0.59	0.10	0.05	3.31
$1,090 to $1,370	1.05	0.31	0.73	0.32	0.46	1.15	0.54	0.08	0.03	3.62
More than $1,370	0.97	0.33	0.68	0.29	0.51	1.38	0.61	0.07	0.03	3.91
2-4 Units-Rent, 4 BR										
All Values	1.35	0.28	0.90	0.45	0.70	1.32	0.56	0.09	0.02	4.31
Less than $1,110	1.12	0.28	0.75	0.37	0.60	1.05	0.47	0.11	0.01	3.64
$1,110 to $1,520	1.50	0.29	0.91	0.58	0.70	1.30	0.61	0.13	0.00	4.53
More than $1,520	1.45	0.29	1.02	0.44	0.84	1.53	0.56	0.03	0.02	4.72
5+ Units-Rent, 0 BR										
All Values	0.03	0.03	0.02	0.01	0.09	0.39	0.35	0.12	0.20	1.20
Less than $570	0.02	0.00	0.02	0.00	0.04	0.13	0.50	0.22	0.16	1.07
$570 to $910	0.02	0.04	0.01	0.01	0.12	0.47	0.37	0.08	0.13	1.21
More than $910	0.06	0.04	0.02	0.03	0.11	0.58	0.16	0.06	0.31	1.32
5+ Units-Rent, 1 BR										
All Values	0.03	0.04	0.02	0.01	0.12	0.42	0.35	0.15	0.21	1.32
Less than $730	0.02	0.02	0.02	0.00	0.04	0.11	0.38	0.27	0.33	1.16
$730 to $1,050	0.03	0.06	0.03	0.01	0.17	0.45	0.41	0.12	0.14	1.38
More than $1,050	0.03	0.05	0.02	0.01	0.14	0.70	0.26	0.08	0.17	1.42
5+ Units-Rent, 2 BR										
All Values	0.38	0.20	0.28	0.09	0.25	0.85	0.46	0.11	0.11	2.36
Less than $990	0.43	0.22	0.34	0.10	0.24	0.68	0.44	0.13	0.14	2.29
$990 to $1,340	0.42	0.20	0.30	0.11	0.27	0.92	0.46	0.10	0.08	2.44
More than $1,340	0.28	0.20	0.21	0.07	0.25	0.98	0.47	0.10	0.10	2.38
5+ Units-Rent, 3 BR										
All Values	1.07	0.32	0.75	0.33	0.46	1.04	0.58	0.08	0.06	3.62
Less than $1,000	1.29	0.29	0.92	0.38	0.50	0.81	0.46	0.06	0.05	3.47
$1,000 to $1,530	1.06	0.33	0.74	0.32	0.46	1.09	0.69	0.10	0.03	3.77
More than $1,530	0.86	0.31	0.58	0.28	0.44	1.25	0.59	0.09	0.11	3.65

Exhibit 7

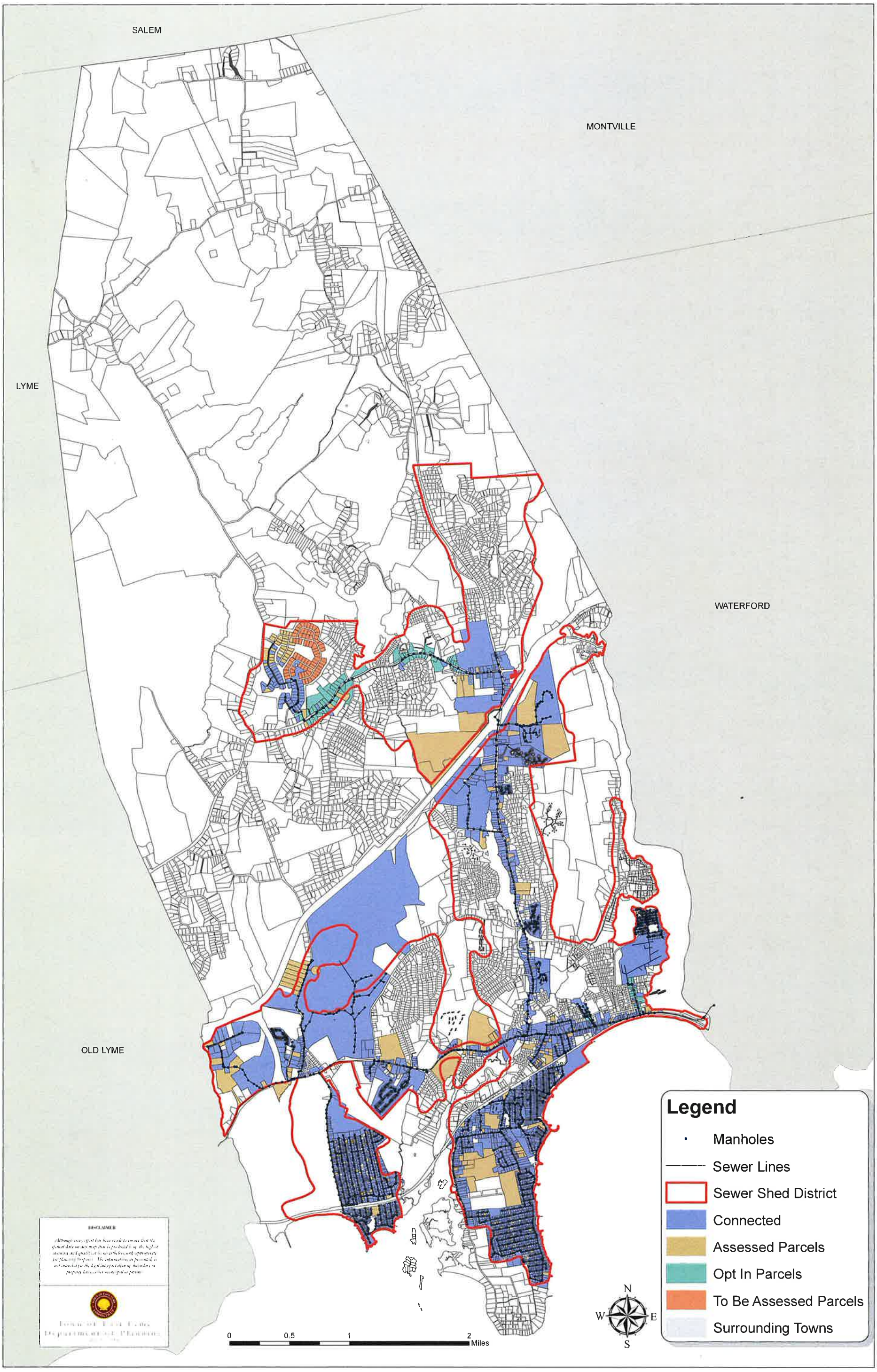
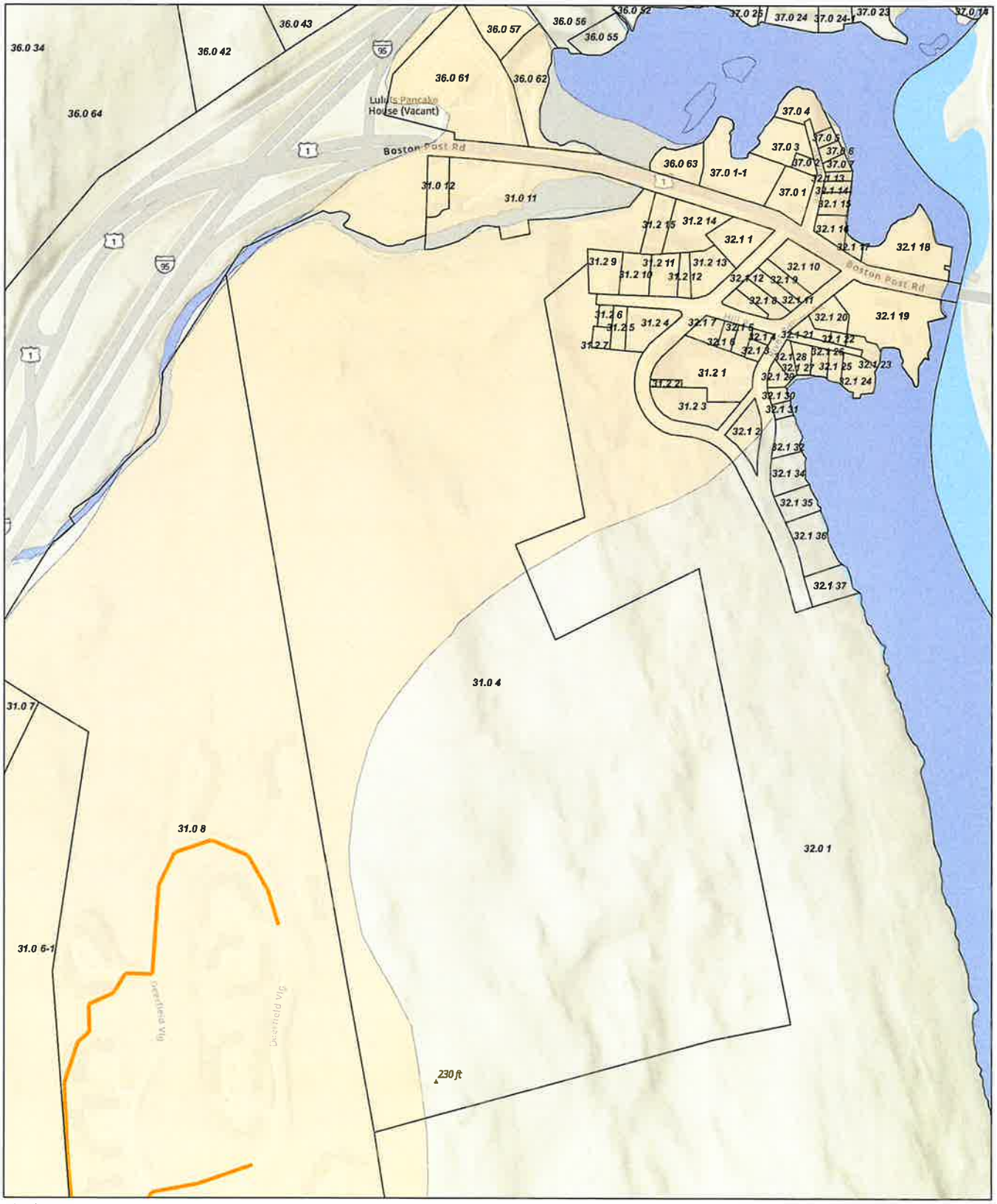

SALEM
MONTVILLE
LYME
WATERFORD
OLD LYME
Legend
Manholes
Sewer Lines
Sewer Shed District
Connected
Assessed Parcels
Opt In Parcels
To Be Assessed Parcels
Surrounding Towns
0
0.5
1
2
Miles
N
W
E
S

Exhibit 8

Sewer Shed Map with parcels



8/21/2025

- Parcels
- Sewer Main
- Sewer Shed
- Waterbodies
- World_Hillshade

1:5,000

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

Exhibit 9

HINCKLEY ALLEN

20 Church Street
Hartford, CT 06103
p: 860-725-6200 f: 860-278-3802
hinckleyallen.com

Timothy S. Hollister
(860) 331-2823 (Direct)
(860) 558-1512 (Cell)
thollister@hinckleyallen.com

July 22, 2025

VIA EMAIL: WaterSewer@eltownhall.com

Ben North, Sewer Administrator
East Lyme Water and Sewer Commission East Lyme
Town Hall
108 Pennsylvania Avenue
Niantic CT 06357

To the East Lyme Water and Sewer Commission:

As you know, Landmark Development Group, LLC, and Jarvis of Cheshire, LLC, (the Owners) own 236 acres at Calkins Road. Through a court decision and Commission action in 2018, Landmark and Jarvis have a vested allocation of 118,000 gallons per day of sewer capacity.

The purpose of this letter is to request for Landmark's and Jarvis's combined property additional sewer capacity of 123,000 gallons per day, for the purpose of supporting multi-family development and affordable housing.

We request that this application be received at tonight's meeting and thereafter scheduled for an applicant presentation and action. This application is filed under General Statutes Section 7-246a.

Very truly yours,

Tim Hollister

Timothy S. Hollister

TSH:afz
Attachments

SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410

August 11, 2025

Mr. Glenn Russo
Landmark Development Group
P.O. Box 660
Middletown, CT 06457

SLR Project No.: 141.051079.00001

Client Reference No.: 14845

RE: Projected Wastewater Flows
Riverview Heights
East Lyme, Connecticut

Dear Mr. Russo:

Pursuant to your request, we have evaluated the proposed project in regard to wastewater generation rates based on the number of units in nine mid-rise apartment buildings with a clubhouse and pool. This plan has not been reviewed by SLR International Corporation for any other purpose than deriving unit counts for the purposes of wastewater generation and, as such, is neither a verified or unverified method of developing the land in conformance to any current or potentially proposed zoning standards. Based on information provided by you, we understand the development to consist of the following:

Apartment Master Plan
468 one-bedroom apartments
396 two-bedroom apartments

Occupancy rates for the proposed development are estimated as follows using population multipliers from Residential Demographic Multipliers in Connecticut (2016 data update) by Southeastern Connecticut Council of Governments:

One-bedroom units: assumed average 1.48 person occupancy
Two-bedroom units: assumed average 2.44 person occupancy

Estimated average daily wastewater generation rates were derived from the following sources:

Wastewater Engineering – Treatment, Disposal and Reuse
By Metcalf & Eddy, Inc., 3rd edition, 1991
Table 2-9

Low Rise Apartment Use	Range 50 to 80 gal/person/day Typical 65 gal/person/day

Guide for the Design of Wastewater Treatment Works
Technical Report #16, New England Interstate Water Pollution Control Commission, 2011
Section 2.2.3.2

Per Capita Flow	70 gal/capita/day

The wastewater flows for the project are estimated as follows:

Apartment Master Plan

468 one-bedroom units x 1.48 $\frac{\text{person}}{\text{unit}}$ x 70 $\frac{\text{gal}}{\text{person}}$ = 48,510 gal/day

396 two-bedroom units x 2.44 $\frac{\text{person}}{\text{unit}}$ x 70 $\frac{\text{gal}}{\text{person}}$ = 67,620 gal/day

Subtotal 116,130 gal/day

Clubhouse pool/fitness = 850 gpd

Total Estimated Average Daily Project Wastewater Flow = 116,980 gal/day

Please contact me if you have any questions regarding the above.

Regards,

SLR International Corporation

Thomas A. Knowlton, PE
Principal Water & Wastewater Engineer
tknowlton@slrconsulting.com

141.14845.00004.au1125.ltr

QUIT CLAIM DEED - STATUTORY FORM

3379

LANDMARK DEVELOPMENT GROUP, LLC, a Connecticut Limited Liability Company doing business in the Town of Middletown, County of Middlesex, and State of Connecticut, hereinafter called the Releasor,

for no consideration other than that set forth in this document, if any, grant to

JARVIS OF CHESHIRE, LLC, a Connecticut Limited Liability Company doing business in the Town of Cheshire, County of New Haven, and State of Connecticut, hereinafter called the Releasee,

with QUIT CLAIM COVENANTS

A certain tract or parcel of land situated in the Town of East Lyme, County of New London, and State of Connecticut, shown on a map entitled "Plan Prepared for Schnip Development Co. Land of Lawrence C. & Robert H. Howard Boston Post Rd. Conn. Route 1 East Lyme, CT Scale: Hor. 1 in. = 100 ft. Dated 12-29-88" Fuss & O'Neill Inc. Consulting Engineers, Manchester, Connecticut, which map is on file in the East Lyme Town Clerk's office, being more particularly bounded and described as follows:

Beginning at a point on the south side of Boston Post Road Conn. Route 1, which point marks the northeasterly corner of land herein described.

Thence running S17°10'10"W along land now or formerly of Catherine M. and Searle Vesoui, a distance of 215.36 feet to a point;

Thence turning and running N86°11'15"W along land now or formerly of Sargents Head Realty, Dennis & Kathleen Gilbridge and John H. Foster, Jr. and Annie M. Foster partly by each in all, a distance of 182.06 feet to a point;

Thence turning and running S3°56'43"E along land now & formerly of Sargents Head Realty, a distance of 50.00 feet to a point;

Thence turning and running S50°41'54"W, a distance of 200.74 feet to a point;

Thence turning and running S11°08'45"E, a distance of 382.00 feet to a point;

Thence running S12°04'43"E, a distance of 203.77 feet to a point;

Thence running S11°11'56"E, a distance of 176.25 feet to a point;

Thence turning and running S68°06'18"W, a distance of 263.23 feet to a point;

Thence turning and running S23°08'42"E, a distance of 350.72 feet to a point;

Thence turning and naming N62°44'48"E, a distance of 553.84 feet to a point;

Thence turning and running S11°52'22"E, a distance of 1,605.52 feet to a point;

Thence turning and running S78°03'23"W, a distance of 273.91 feet to a point;

NO CONVEYANCE TAXES COLLECTED
Esther B. Williams
TOWN CLERK OF EAST LYME

Thence running S73°32'36"W, a distance of 1,213.89 feet to a point; the last ten courses and distances being along land now or formerly of Sargents Head Realty;

Thence turning and running N11°04'13"W, a distance of 335.79 feet to a stone head;

Thence running N10°15'46"W, a distance of 656.74 feet to a point;

Thence running N09°36'57"W, a distance of 746.53 feet to a point;

Thence running N10°09'08"W, a distance of 1,057.20 feet to a point;

Thence running N10°14'47"W a distance of 204.78 feet to a point which point is on the high water mark along the southerly bank of Latimer Brook the last five courses and distances being along land now or formerly of Martin Hennesey;

Thence in a meandering line running generally easterly, along said south bank of Latimer Brook (as defined by the high water mark of Latimer Brook) to a point in the southerly bank of Latimer Brook, which point also marks the northwesterly corner of land now or formerly of H.V.G. Assoc., as shown on said map;

The last two points being connected by a "Map Closing Line" as shown on the above-referenced map which "Map Closing Line" runs N78°53'55"E, a distance of 956.71 feet to said point marking the northwesterly corner of land now or formerly of H.V.G. Assoc.;

Thence turning and running S11°22'31"E, a distance of 49.57 feet to a point;

Thence turning and running N78°37'29"E, a distance of 99.00 feet to a point;

Thence turning and running N11°22'31"W, a distance of 52.47 feet to a point in said southerly bank of Latimer Brook;

Thence in a meandering line running generally easterly along said south bank of Latimer Brook (as defined by the high water mark of Latimer Brook) to a point in the southerly street line of Boston Post Road Conn. Route I.

The last two points being connected by a "Map Closing Line" as shown on the above-referenced map which "Map Closing Line" runs N74°31'46"E, a distance of 419.36 feet to said point marking the southerly street line of Boston Post Road Conn. Route 1;

Thence turning and running S72°49'50"E along the southerly street line of Boston Post Road Conn., Route 1, a distance of 54.18 feet to a point which point marks the point and place of beginning.

Provided that as to any portion of the above-described land that lies northerly of the "Approximate Edge of Former Pond" as shown on the above-referenced map. (Said area being 0.5 ± Acres) Grantor shall only be deemed to be conveying to Grantee whatever right, title and interest Grantor has in and to the same, without warranties of any kind.

By accepting this deal and the title to this property, the Releasee agrees to assume all responsibility for payment of FOUR HUNDRED THOUSAND and 00/100 DOLLARS ($400,000.00) and all other obligations set forth in a mortgage deed from Releasor to Alicia M. Russo entered into this day and recorded immediately prior to this document.

Subject to the provisions of any municipal ordinance or regulations, public or private law, including the planning, zoning, and inland wetland and water course regulation of the Town of East Lyme.

Subject to property taxes to the Town of East Lyme on the current list and any municipal assessments hereinafter coming due which shall be assumed by the Releasee.

Signed this 2nd day of October, 2000.

Witnessed By:

M F Dowley

Marie Dowley
Marie Dowley

LANDMARK DEVELOPMENT GROUP, LLC

By Glenn Russo MM
Glenn Russo
Member
Duly Authorized

STATE OF CONNECTICUT)
) ss: Middletown
COUNTY OF Middlesex)

Personally appeared Glenn Russo, signer and sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed as such Member and the free act and deed of said Landmark Development Group, LLC, before me.

Commissioner of the Superior Court
Notary Public M F Dowley
My Commission Expires:

Recorded Oct 2 20 00
3:40 AM (PM) Esther B Williams
East Lyme Town Clerk

Property Location BOSTON POST RD | Map ID 31.0/ 4/ / / | Bldg Name | State Use 6100
Vision ID 6972 | Account # 003179 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/12/2025 2:46:03 AM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
JARVIS OF CHESHIRE LLC	4 Rolling	1 All Public	8 None	3 Rural

PO BOX 660

MIDDLETOWN CT 06457

SUPPLEMENTAL DATA

Alt Prcl ID	Et Al
Sub-Div	Beach Dist 000
Photo	Solar Pane
Devl Lot #	Heart
Vet Exemp	Dept Head
Tract 07162	
GIS ID 31.0 4	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
FOREST	6-2	273,800	23,740
Total		273,800	23,740

6045

EAST LYME, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
JARVIS OF CHESHIRE LLC	0510	0289	10-02-2000	U	V	0	03
LANDMARK DEVELOPMENT GROUP LLC	0510	0280	10-02-2000	U	V	350,000	14
LANDMARK DEVELOPMENT GROUP LLC	0508	0552	09-08-2000	U	V	0	14
SCHNIP JOHN I & DAVID MILLS	0278	0178	01-18-1989			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	6-2	23.740	2023	6-2	23,740	2022	6-2	23,740
	Total	23740		Total	23740		Total	23740

DEED NOTES

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0040				

NOTES

10/1/11 VAC

10/1/16 NEW PA490 VALUES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	273,800
Special Land Value	23,740
Total Appraised Parcel Value	273,800
Valuation Method	C
Total Appraised Parcel Value	273,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-13-2022	DV			71	BAA NO CHANGE
08-24-2021	WD			63	Review
08-17-2016	DM			63	Review
10-17-2011	JD			63	Review
01-14-2011	NFB			00	Measur+Listed
11-27-2000	FC			00	Measur+Listed
07-29-1991	DH	X		10	Measu/LtrSnt Letter Sent

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	610V	FOREST M-00	R12			3.000	AC	4,000	1.00000	1	1.00	0040	0.650		1.0000	2,600	7,800
1	610V	FOREST M-00	R12			83.950	AC	6,500	1.00000	1	0.75	0040	0.650		1.0000	3,168.75	266,000

Total Card Land Units 86.950 AC | Parcel Total Land Area 86.9500 | Total Land Value 273,800

Property Location BOSTON POST RD | Map ID 31.0/ 4/ / / | Bldg Name | State Use 6100
Vision ID 6972 | Account # 003179 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/12/2025 2:46:04 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

BOOK 754 PAGE 496

WARRANTY DEED

4154

THE SARGENT'S HEAD REALTY CORPORATION, a Connecticut corporation with an office in Waterford, Connecticut, for consideration paid in the amount of One ($1.00) Dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants to LANDMARK DEVELOPMENT GROUP, LLC, a Connecticut limited liability company, having an office and principal place of business located at 100 Roscommon Drive, Suite 312, in the Town of Middletown, County of Middlesex and State of Connecticut with WARRANTY COVENANTS, the premises consisting of 148 +/- acres and located at and known as Caulkins Road and River Road, on the west side of the Niantic River in East Lyme, Connecticut and more particularly described on **Schedule A** attached hereto and made a part hereof.

Said premises are conveyed subject to the taxes on the List of October 1, 2005 (second half) which the grantee assumes and promises to pay as part consideration hereof.

IN WITNESS WHEREOF, it has hereunto set its hand and seal this 21st day of September, 2006.

Signed, Sealed and Delivered
in the presence of

W. Wilson Keithline

Helen Maltezos

Helen Maltezos

THE SARGENT'S HEAD REALTY CORPORATION

By: A. Cynthia Matthews
A. Cynthia Matthews
Its President
Duly Authorized

STATE OF CONNECTICUT)
) ss: Waterford September 21, 2006
COUNTY OF NEW LONDON)

On this the 21st day of September, 2006, before me, W. Wilson Keithline, the undersigned officer, personally appeared A. Cynthia Matthews, who acknowledged herself to be the president of The Sargent's Head Realty Corporation, and that she, as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such president as her free act and deed and the free act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

W. Wilson Keithline
Commissioner of the Superior Court

Grantee's Address:
Landmark Development Group, LLC
100 Roscommon Drive, Suite 312
Middletown, CT 06457
F:\Julie\Closings\Sarge Landmark Investment Group, LLC\Warranty Deed 9-21-06 (0).DOC

CONVEYANCE TAXES COLLECTED $8825.00
4412.50

Esther B Williams
TOWN CLERK OF EAST LYME

PROPERTY DESCRIPTION

All that certain piece or parcel of land, with all improvements thereon, situated in the Town of East Lyme, County of New London and State of Connecticut, shown on a map entitled: "ALTA MORTGAGE SURVEY PREPARED FOR LANDMARK DEVELOPMENT GROUP, LLC, JARVIS OF CHESHIRE, LLC FIRST AMERICAN TITLE INSURANCE COMPANY THE SARGENT'S HEAD REALTY CORPORATION AMR CAPITAL, LLC BOSTON POST ROAD, RIVER ROAD AND CAULKINS HILL ROAD EAST LYME, CONNECTICUT", Scale 1"=200', Dated Aug. 22, 2006, Rev. 9-13-06, Rev. 9-21-06 prepared by the office of Flynn and Cyr Land Surveying, LLC 376 Berlin Turnpike, 860 828 7886, Berlin, Connecticut 06037. Said parcel is more particularly bounded and described as follows:

Beginning at a point, said point being the following four courses from a Connecticut Highway Department Monument along the south highway line of Boston Post Road: N72° 45' 04"W 75.00', S17° 14' 56"W 215.36', N86° 06' 29"W 182.06' and S03° 51' 57"E 50.00'; said point also being the northeast corner of land now or formerly of Catherine Marie Seale Vescom and the northeasterly corner of the herein described parcel;

thence, S03° 51' 57"E a distance of 101.39 feet to a point;
thence, S86° 06' 29"E a distance of 29.57 feet to a point;
thence, S03° 53' 31"W a distance of 115.00 feet to a point;
thence, N86° 06' 29"W a distance of 10.00 feet to a point;
thence, S03° 53' 31"W a distance of 75.00 feet to a point;
thence, S86° 06' 29"E a distance of 171.75 feet to a point;
thence, along an inverted curve to the right, having a radius of 169.50',
a delta angle of 25° 30' 29" and an arc length of 75.46 feet,
a chord length and bearing of 74.84' S18° 44' 00"W to a point;
thence, S05° 10' 18"W a distance of 18.05 feet to a point;
thence, S84° 49' 42"E a distance of 249.00 feet to a point;
thence, S10° 09' 37"W a distance of 53.17 feet to a point;
thence, S88° 37' 27"E a distance of 115.00 feet to a point;
thence, N39° 25' 18"E a distance of 66.72 feet to a point;
thence, S16° 03' 17"E a distance of 126.96 feet to a point;
thence, S12° 29'42"W a distance of 68.58 feet to a point;
thence, N73° 51' 30"E a distance of 61.61 feet to a point;
thence, S19° 36' 32"W a distance of 61.61 feet to a point;
thence, S01° 39' 56"W a distance of 52.52 feet to a point;
thence, S16° 34' 19"W a distance of 59.43 feet to a point;
thence, S10° 24' 12"E a distance of 50.25 feet to a point;
thence, S25° 02' 38"E a distance of 50.61 feet to a point;
thence, S30° 11' 27"E a distance of 51.54 feet to a point;
thence, S17° 41' 43"E a distance of 199.69 feet to a point;
thence, N73° 51' 30"E a distance of 175.00 feet to the Niantic River;
thence, turning and running generally southeasterly along the
Niantic River a distance of 4641.87+/- feet to a point;
thence, S89° 56' 30"W a distance of 133.23 feet to a point;
thence, S89° 56' 30"W a distance of 581.29 feet to a point;
thence, S79° 47' 29"W a distance of 940.84 feet to a point;
thence, N16° 46' 46"W a distance of 237.93 feet to a point;
thence, N79° 49' 56"E a distance of 629.18 feet to a point;
thence, N05° 45' 48"W a distance of 1288.43 feet to a point;
thence, S75° 43' 57"W a distance of 1179.84 feet to a point;
thence, N07° 10' 28"W a distance of 759.96 feet to a point;
thence, N16° 53' 04"W a distance of 165.77 feet to a point;
thence, N16° 10' 46"W a distance of 51.44 feet to a point;
thence, N14° 30' 00"W a distance of 161.16 feet to a point;
thence, N07° 32' 50"W a distance of 178.84 feet to a point;
thence, N07° 32' 50"W a distance of 31.60 feet to a point;
thence, N73° 37' 22"E a distance of 1213.89 feet to a point;
thence, N78° 08' 09"E a distance of 273.91 feet to a point;

thence, N11° 47' 36"W a distance of 1605.52 feet to a point;
thence, S62° 49' 34"W a distance of 553.84 feet to a point;
thence, N23° 03' 56"W a distance of 350.73 feet to a point;
thence, N68° 11' 04"E a distance of 263.23 feet to a point;
thence, N11° 07' 10"W a distance of 176.25 feet to a point;
thence, N11° 59' 57"W a distance of 203.77 feet to a point;
thence, N11° 03' 59"W a distance of 382.00 feet to a point;
thence, N50° 46' 40"E a distance of 200.74 feet to the point and place of beginning.

SAID PARCEL CONTAINS 148+/- ACRES.

Subject to:

1. Any and all provisions of any ordinance, regulation, or public or private law, inclusive of zoning, open space regulations, inland wetlands, building and planning laws, rules and regulations as established in and for the Town of East Lyme.

2. Building restriction appearing in a Warranty Deed from Rueben T. Bassett and Lee Claiborne Bassett to P.J. Matthews and C.J. Matthews dated July 30, 1969 and recorded September 9, 1969 in Volume 124, Page 39 of the East Lyme Land Records. (May effect).

The Grantee herein assumes and agrees to pay the taxes due the Town of East Lyme on the List of October 1, 2005, and all subsequent taxes.

It is the purpose and intent of the Grantor herein to convey all of the property that it owns that lies west of the Niantic River in the State of Connecticut and this Deed shall be construed and deemed to convey all such property owned by the Grantor.

Recorded Sept 22 20 06
11:45 AM PM Esther B Williams
East Lyme Town Clerk

Property Location 23 CALKINS RD | Map ID 32.0/ 1/ / / | Bldg Name | State Use 1300
Vision ID 6973 | Account # 006023 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/12/2025 2:46:10 AM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LANDMARK DEVELOPMENT	4 Rolling		8 None	3 Rural
GROUP LLC				
PO BOX 660				
MIDDLETOWN CT 06457				

SUPPLEMENTAL DATA

Alt Prcl ID	Et Al
Sub-Div	Beach Dist 000
Photo	Solar Pane
Devl Lot #	Heart
Vet Exemp	Dept Head
Tract 07162	
GIS ID 32.0 1	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VAC RS LN	5-1	164,400	115,080
FOREST	6-2	719,900	30,230
Total		884,300	145,310

6045

EAST LYME, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LANDMARK DEVELOPMENT	0754	0496	09-22-2006	U	V	1,765,000	28
SARGENTS HEAD REALTY CORP	0079	0514	01-26-1959	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	5-1	115,080	2023	5-1	115,080	2022	5-1	115,080
	6-2	30,230		6-2	30,230		6-2	30,230
	Total	145310		Total	145310		Total	145310

DEED NOTES

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	884,300
Special Land Value	30,230
Total Appraised Parcel Value	884,300
Valuation Method	C
Total Appraised Parcel Value	884,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES

VAC
10/1/03 CORR ZONE - RU120
PA490 AC CHNG
10/1/04 DR6/#182
BLDG PERMIT B10587-EXPIRE
10/1/06 REMV PA490-SOLD

PRICE INCL= 27.0/14,32.1/36,32.1/30,
32.1/2,31.2/3,DECL 755/583
10/1/06 PA490 FOREST EXP 9/22/2016
10/1/16 NEW PA490 VALUES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B10587	09-04-2003	NC	New Construct	183,590	08-09-2004	0		SINGL FAM DWEL

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-02-2021	DM			63	Review
08-18-2016	DM			63	Review
11-14-2011	MM			63	Review
12-08-2010	GLM			00	Measur+Listed
10-09-2003	DB			49	No Change After Inspe
12-04-2000	FC			00	Measur+Listed
07-29-1991	DH	X		10	Measu/LtrSnt Letter Sent

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1300	RES ACLNDV M	R12			120,000	SF	1.37	1.00000	1	1.00	0050	1.000		1.0000	1.37	164,400
1	610V	FOREST M-00	R12			110.750	AC	6,500	1.00000	0	1.00	0050	1.000		1.0000	6,500	719,900

Total Card Land Units 113.505 AC | Parcel Total Land Area 113.5048 | Total Land Value 884,300

Property Location 23 CALKINS RD | Map ID 32.0/ 1/ / / | Bldg Name | State Use 1300
Vision ID 6973 | Account # 006023 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/12/2025 2:46:11 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

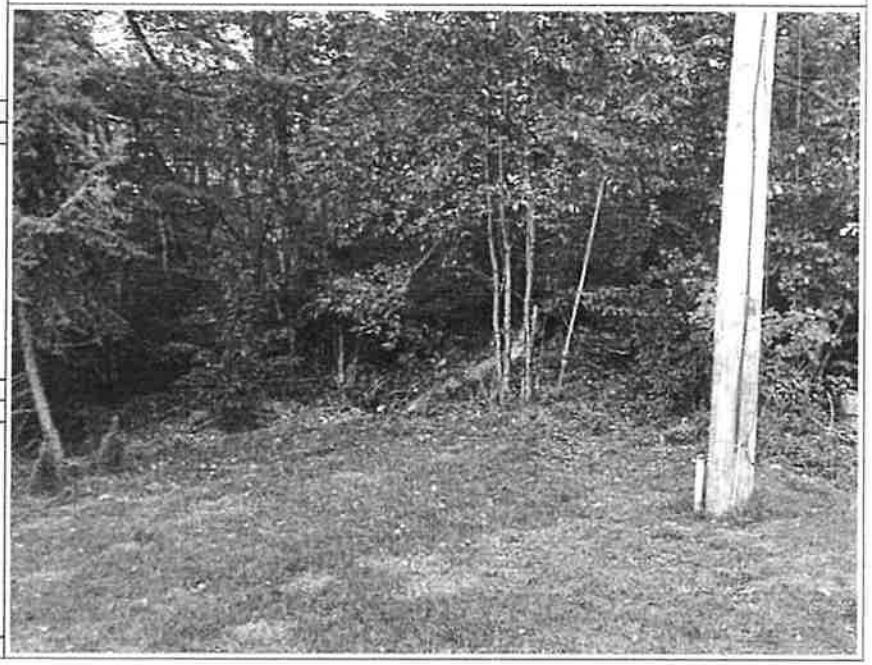
Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Property Location QUARRY DOCK RD | Map ID 27.0/ 14/ / / | Bldg Name | State Use 6100
Vision ID 6502 | Account # 006029 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/12/2025 12:37:53 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LANDMARK DEVELOPMENT	2 Above Street	5 Well	8 None	2 Suburban
GROUP LLC	4 Rolling	6 Septic		6 Recreational
PO BOX 660	8 Ledge			
MIDDLETOWN CT 06457				

SUPPLEMENTAL DATA

Alt Prcl ID	Et Al
Sub-Div	Beach Dist 000
Photo	Solar Pane
Devl Lot #	Heart
Vet Exemp	Dept Head
Tract 07162	
GIS ID 27.0 14	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
FOREST	6-2	103,700	7,920
Total		103,700	7,920

6045

EAST LYME, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LANDMARK DEVELOPMENT	0754	0496	09-22-2006	U	V	1,765,000	28
SARGENTS HEAD REALTY CORP THE	0148	0357	01-04-1974	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	6-2	7,920	2023	6-2	7,920	2022	6-2	7,920
	Total	7920		Total	7920		Total	7920

DEED NOTES

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES

OWN PAPER PRVT RD THRU ADJCNT MAP 42
FOR FRNTAGE; FOREST CERT #3775A
10/1/06 REMV 490-SOLD
SALE PRICE INCL 32.0/1, 32.1/36,32.1/30,
32.1/2, 31.2/3; DECL 755/584
10/1/06 PA490 FOREST EXP 9/22/2016
10/1/11 RIVERFRONT VAC
10/1/16 NEW PA490 VALUES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	103,700
Special Land Value	7,920
Total Appraised Parcel Value	103,700
Valuation Method	C
Total Appraised Parcel Value	103,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-13-2022	DV			71	BAA NO CHANGE
09-02-2021	DM			63	Review
08-19-2016	DM			63	Review
11-04-2011	MM			63	Review
01-05-2011	RS			00	Measur+Listed
08-29-2000	JR			00	Measur+Listed
08-02-1991	JD	X		10	Measu/LtrSnt Letter Sent

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	610V	FOREST M-00	R12			29.000	AC	6,500	1.00000	0	0.50	0070	1.100		1.0000	3,575	103,700

Total Card Land Units 29.000 AC | Parcel Total Land Area 29.0000 | Total Land Value 103,700

Property Location QUARRY DOCK RD | Map ID 27.0/ 14/ / / | Bldg Name | State Use 6100
Vision ID 6502 | Account # 006029 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/12/2025 12:37:54 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Properly Location 42 RIVER RD | Map ID 32.1/ 36/ / / | Bldg Name | State Use 610V
Vision ID 5500 | Account # 006028 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/11/2025 10:35:27 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LANDMARK DEVELOPMENT	4 Rolling		8 None	7 Waterfront
GROUP LLC				
PO BOX 660				
MIDDLETOWN CT 06457				

SUPPLEMENTAL DATA

Alt Prcl ID	Et Al
Sub-Div	Beach Dist 000
Photo	Solar Pane
Devl Lot #	Heart
Vet Exemp	Dept Head
Tract 07162	
GIS ID 32.1 36	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
FOREST	6-2	600	50
	Total	600	50

6045

EAST LYME, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LANDMARK DEVELOPMENT	0754	0496	09-22-2006	U	V	1,765,000	28
SARGENTS HEAD REALTY CORP THE	0148	0357	01-04-1974			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	6-2	50	2023	6-2	50	2022	6-2	50
	Total	50		Total	50		Total	50

DEED NOTES

PRICE INCLU= 27.0/14,32.0/1, 32.1/30,32.1/2,31.2/3

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES

VACANT
DECI 649/28
10/22 SPLIT INTO 4 PR ORIG SURVEY
10/18 PA490 NEW FOREST APPLICATION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	600
Special Land Value	50
Total Appraised Parcel Value	600
Valuation Method	C
Total Appraised Parcel Value	600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-13-2022	DV			71	BAA NO CHANGE
09-02-2021	DM			63	Review
08-18-2016	DM			63	Review
11-14-2011	MM			63	Review
12-28-2010	GLM			00	Measur+Listed
12-04-2000	FC			00	Measur+Listed
07-29-1991	DH	X		10	Measu/LtrSnt Letter Sent

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	610V	FOREST M-00	R40			0.179	AC	6,500	1.00000	0	0.50	0050	1.000	WFR-PAPER ST	1.0000	3,250	600

Total Card Land Units 0.179 AC | Parcel Total Land Area 0.1790 | Total Land Value 600

Property Location 42 RIVER RD | Map ID 32.1/ 36/ / / | Bldg Name | State Use 610V
Vision ID 5500 | Account # 006028 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/11/2025 10:35:27 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Property Location RIVER RD | Map ID 32.1/ 30/ / / | Bldg Name | State Use 1320
Vision ID 5494 | Account # 006026 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/11/2025 10:34:53 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LANDMARK DEVELOPMENT	1 Level		1 Paved	7 Waterfront
GROUP LLC				
PO BOX 660				
MIDDLETOWN CT 06457				

SUPPLEMENTAL DATA

Alt Prcl ID	Et Al
Sub-Div	Beach Dist 000
Photo	Solar Pane
Devl Lot #	Heart
Vet Exemp	Dept Head
Tract 07162	
GIS ID 32.1 30	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VAC RS LN	5-1	21,000	14,700
	Total	21,000	14,700

6045

EAST LYME, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LANDMARK DEVELOPMENT	0754	0496	09-22-2006	U	V	1,765,000	28
SARGENTS HEAD REALTY CORP	0066	0471	11-09-1954	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	5-1	14,700	2023	5-1	14,700	2022	5-1	14,700
	Total	14700		Total	14700		Total	14700

DEED NOTES

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	21,000
Special Land Value	0
Total Appraised Parcel Value	21,000
Valuation Method	C
Total Appraised Parcel Value	21,000

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES

RESERVED-BOAT LANDING

VAC

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-02-2021	DM			63	Review
08-18-2016	DM			63	Review
11-14-2011	MM			63	Review
12-13-2010	GLM			00	Measur+Listed
01-21-2000	FC			00	Measur+Listed
07-29-1991	DH	X		10	Measu/LtrSnt Letter Sent
12-19-1990	ML			04	Measur/Vac/Boarded up

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
1	1320	RES ACLNUD	R10			3,485	SF	30.19	1.00000	1	0.20	0050	1.000	R/WAY		1.0000	6.04	21,000

Total Card Land Units 0.080 AC | Parcel Total Land Area 0.0800 | Total Land Value 21,000

Property Location RIVER RD | Map ID 32.1/ 30/ / / | Bldg Name | State Use 1320
Vision ID 5494 | Account # 006026 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/11/2025 10:34:54 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

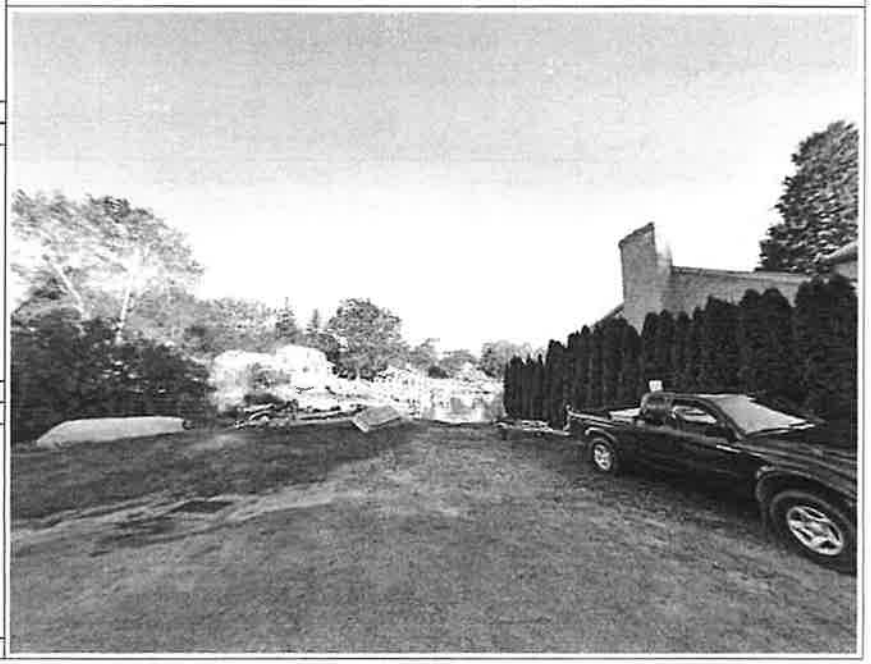
Parcel Id		C		Owne	0.0
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Property Location 27 RIVER RD | Map ID 32.1/ 2/ / / | Bldg Name | State Use 610V
Vision ID 5502 | Account # 006024 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/11/2025 10:35:40 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LANDMARK DEVELOPMENT	2 Above Street			2 Suburban
GROUP LLC	4 Rolling			
PO BOX 660				
MIDDLETOWN CT 06457				

SUPPLEMENTAL DATA

Alt Prcl ID	Et Al
Sub-Div	Beach Dist 000
Photo	Solar Pane
Devl Lot #	Heart
Vet Exemp	Dept Head
Tract 07162	
GIS ID 32.1 2	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
FOREST	6-2	3,500	100
Total		3,500	100

6045

EAST LYME, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LANDMARK DEVELOPMENT	0754	0496	09-22-2006	U	V	1,765,000	28
SARGENTS HEAD REALTY CORP		0				0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	6-2	100	2023	6-2	100	2022	6-2	100
	Total	100		Total	100		Tctal	100

DEED NOTES

PRICE INCL=27.0/14,32.0/1, 32.1/36,32.1/3031,2/3

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES

10/18 PA490 NEW FOREST APPLICATION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	3,500
Special Land Value	100
Total Appraised Parcel Value	3,500
Valuation Method	C
Total Appraised Parcel Value	3,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-02-2021	DM			63	Review
08-18-2016	DM			63	Review
11-14-2011	MM			63	Review
12-21-2010	GLM			00	Measur+Listed
12-04-2000	FC			00	Measur+Listed
07-29-1991	DH	X		10	Measu/LtrSnt Letter Sent
02-06-1991	ML			04	Measur/Vac/Boarded up

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
1	610V	FOREST M-00	R40			0.360	AC	6,500	1.00000	0	1.50	0050	1.000	LOC		1.0000	9,750	3,500

Total Card Land Units 0.360 AC | Parcel Total Land Area 0.3600 | Total Land Value 3,500

Property Location 27 RIVER RD | Map ID 32.1/ 2/ / / | Bldg Name | State Use 610V
Vision ID 5502 | Account # 006024 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/11/2025 10:35:40 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

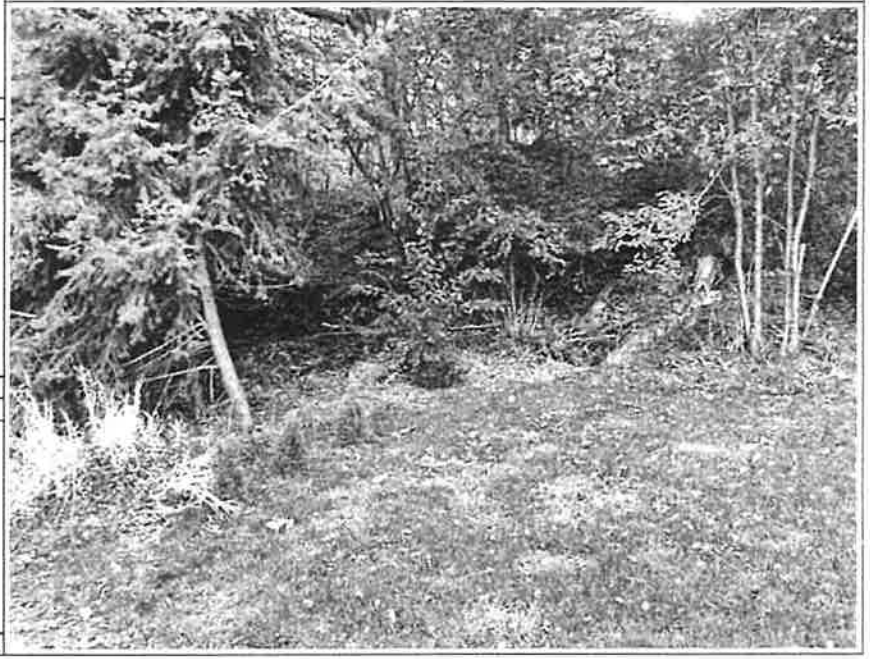
Parcel Id	C	Owne	0.0
	B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Property Location CALKINS RD | Map ID 31.2/ 3/ / / | Bldg Name | State Use 610V
Vision ID 5503 | Account # 006021 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/11/2025 10:35:46 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LANDMARK DEVELOPMENT	2 Above Street		1 Paved	2 Suburban
GROUP LLC				
PO BOX 660				
MIDDLETOWN CT 06457				

SUPPLEMENTAL DATA

Alt Prcl ID	Et Al
Sub-Div	Beach Dist 000
Photo	Solar Pane
Devl Lot #	Heart
Vet Exemp	Dept Head
Tract 07162	
GIS ID 31.2 3	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
FOREST	6-2	4,100	170
	Total	4,100	170

6045

EAST LYME, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LANDMARK DEVELOPMENT	0754	0496	09-22-2006	U	V	1,765,000	28
SARGENTS HEAD REALTY CORP		0				0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	6-2	170	2023	6-2	170	2022	6-2	170
	Total	170		Total	170		Total	170

DEED NOTES

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES

VACANT 10/1/11

10/18 PA490 NEW FOREST APPLICATION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	4,100
Special Land Value	170
Total Appraised Parcel Value	4,100
Valuation Method	C
Total Appraised Parcel Value	4,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-24-2021	WD			63	Review
08-16-2016	DM			63	Review
10-17-2011	JD			63	Review
12-08-2010	JR			00	Measur+Listed
11-27-2000	FC				
07-29-1991	DH	X		10	Measu/LtrSnt Letter Sent
02-06-1991	ML			04	Measur/Vac/Boarded up

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	610V	FOREST M-00	R40			0.630	AC	6,500	1.00000	0	1.00	0050	1.000		1.0000	6,500	4,100

Total Card Land Units 0.630 AC | Parcel Total Land Area 0.6300 | Total Land Value 4,100

Property Location CALKINS RD | Map ID 31.2/ 3/ / / | Bldg Name | State Use 610V
Vision ID 5503 | Account # 006021 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/11/2025 10:35:47 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

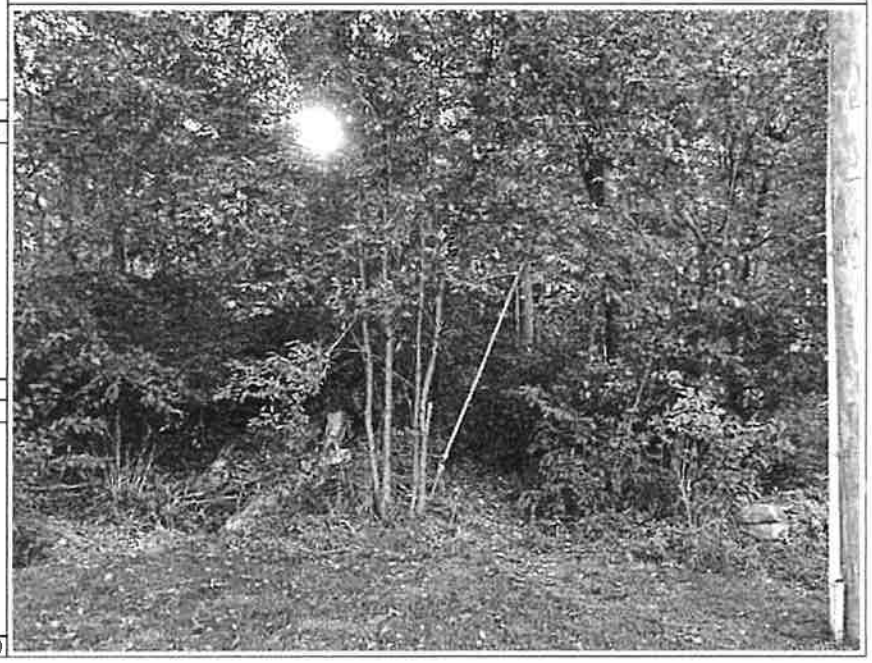
Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

N/F MARTIN HENNESSEY

AREA = 86.70 ACRES

N/F SARGENTS HEAD REALTY

N/F SARGENTS HEAD REALTY

HILL ROAD

BOSTON POST ROAD
CONN ROUTE 1

RETAIL SITE

N/F

MAP REFERENCES

1) "PLAN OF BUILDING LOTS IN EAST LYME NEAR STRAIGHT'S BRIDGE, BELONGING TO ARTHUR B. CALKINS" DATED MARCH 1912 SCALE 1" = 60' BY DABOLL & CRANDALL, C.E.'s NEW LONDON, CT.

2) MAP PREPARED FOR FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF EAST HARTFORD EAST LYME, CONN. MOZZOCHI ASSOCIATES SCALE 1" = 100' DATED 12-20-71 REV. 1-6-84 BY LUCHS & BECKERMAN, C.E.'s

3) CONNECTICUT STATE HIGHWAY DEPT. RIGHT OF WAY MAP, TOWNS OF EAST LYME & WATERFORD FROM GOLDEN SPUR BRIDGE TO FLAT ROCK LANDING BRIDGE, ROUTE NO. 1 SCALE 1" = 40' DATED MARCH 31, 1927 NUMBER 34, SHEET 2 OF 2

4) "TOWN OF EAST LYME MAP SHOWING EASEMENT ACQUIRED FROM ROBERT H. HOWARD ET AL BY THE STATE OF CONNECTICUT, BRIDGE REPLACEMENT NO. 00369 ROUTE U.S. 1" SCALE 1" = 80' FEB 1963 ROBERT N. GUBALA, TRANSPORTATION CHIEF ENGINEER BUREAU OF HIGHWAYS, SHEET 1 OF 1

NOTE: PROPERTY SUBJECT TO AN EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT AS DESCRIBED IN VOL. 201 / 983 RECORDED JANUARY 27, 1984

HIGH WATER MARK SHOWN AS LOCATED

I hereby declare that this map is substantially correct. This map and survey were prepared in accordance with the standards of a Class A-2 survey as defined in the "Recommended Standards for Surveys and Maps in the State of Connecticut" as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 18, 1984.

Lawrence R. Gensler

LAWRENCE R. GENSLER, PLS #13527

The certification is expressed or implied unless this map bears the original signature and embossed seal of the above named land surveyor.

1/18/89

REVIEWED	BY	DATE
PLOTTING		
BOUNDARY		
DRAFTING		
CERTIFICATION		
REVISION DATE		
HOR. DATUM		
VER. DATUM		

FUSS & O'NEILL
consulting engineers
MANCHESTER, CONNECTICUT

PLAN PREPARED FOR
SCHNIP DEVELOPMENT CO.
LAND OF
LAWRENCE C. & ROBERT H. HOWARD
BOSTON POST RD.
CONN. ROUTE 1
EAST LYME, CT.

SCALE	HOR. 1" = 100 FT. VER. IN. = FT.	PROJECT 07-173 A	FILE NO. 526	DATE 12-24-88	SHEET NO. 1 OF 1

SITE

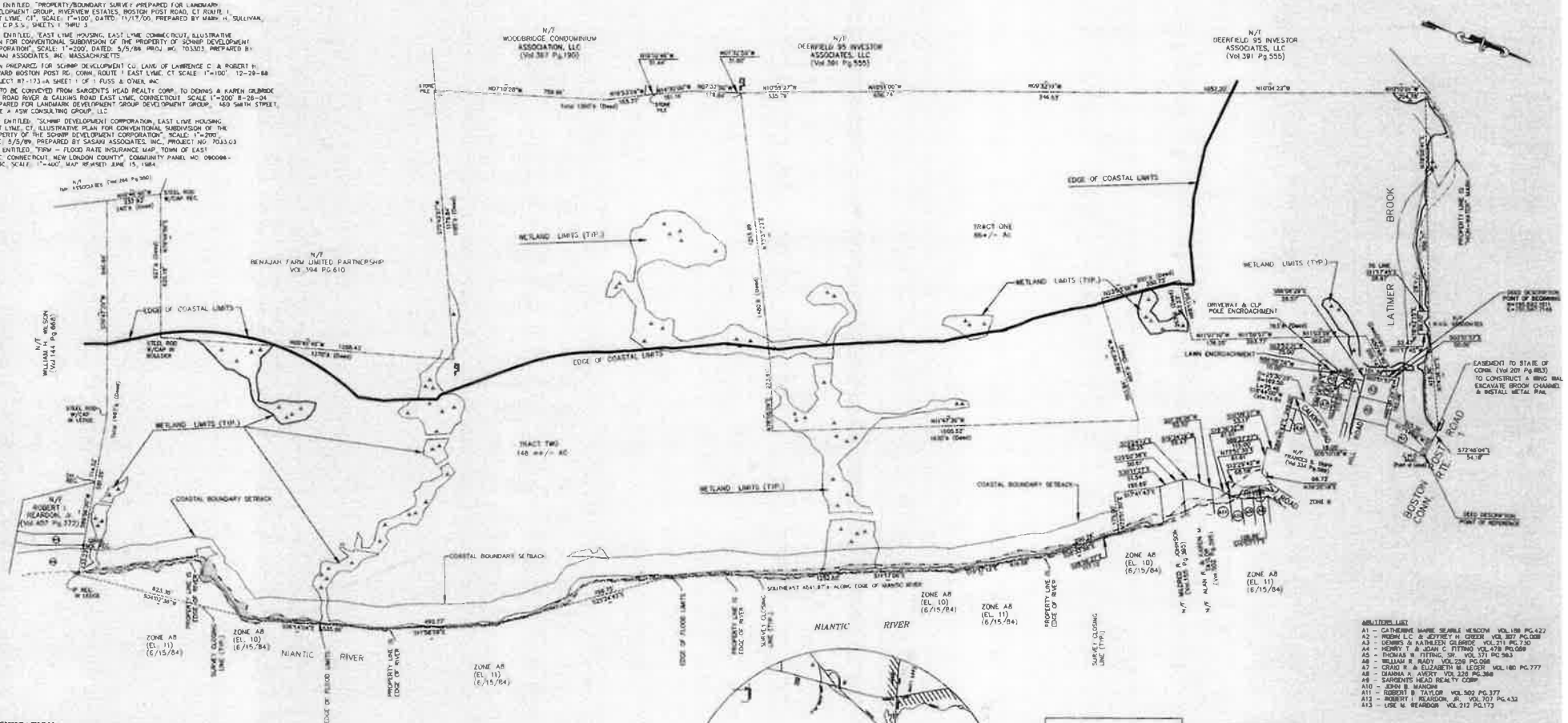
NIANTIC RIVER

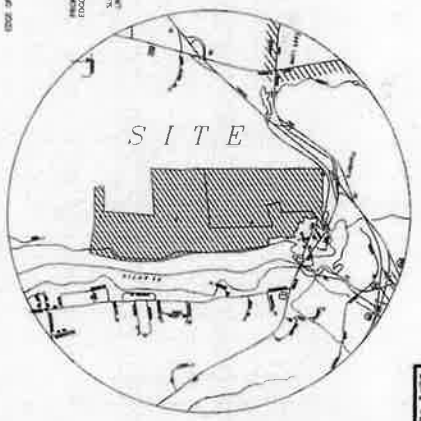
KEY MAP
N.T.S.

Dwg # 729

MAP REFERENCE

1. MAP ENTITLED "PROPERTY/BOUNDARY SURVEY PREPARED FOR LANDMARK DEVELOPMENT GROUP, RIVERVIEW ESTATES, BOSTON POST ROAD, CT ROUTE 1, EAST LYME, CT", SCALE: 1"=100', DATED: 11/17/00, PREPARED BY MARK H. SULLIVAN, L.S., C.P.S.S., SHEETS 1 THRU 3
2. MAP ENTITLED, "EAST LYME HOUSING, EAST LYME CONNECTICUT, ILLUSTRATIVE PLAN FOR CONVENTIONAL SUBDIVISION OF THE PROPERTY OF SCHMIP DEVELOPMENT CORPORATION", SCALE: 1"=200', DATED: 5/5/89, PROJ. NO. 7033.03, PREPARED BY SASAKI ASSOCIATES, INC. MASSACHUSETTS
3. PLAN PREPARED FOR SCHMIP DEVELOPMENT CO. LANE OF LAWRENCE C. & ROBERT H. HOWARD BOSTON POST RD. CONN. ROUTE 1 EAST LYME, CT SCALE: 1"=100', 12-20-88 PROJECT: 87-173-A SHEET: 1 OF 1 FUSS & ONEIL INC
4. NO. TO BE CONVEYED FROM SARGENT'S HEAD REALTY CORP. TO DENNIS & KAREN GILBRIDE HILL ROAD RIVER & CAULKINS ROAD EAST LYME, CONNECTICUT SCALE 1"=200' 8-26-04 PREPARED FOR LANDMARK DEVELOPMENT GROUP DEVELOPMENT GROUP, 460 SMITH STREET, SUITE A ASW CONSULTING GROUP, LLC
5. MAP ENTITLED: "SCHMIP DEVELOPMENT CORPORATION, EAST LYME HOUSING EAST LYME, CT, ILLUSTRATIVE PLAN FOR CONVENTIONAL SUBDIVISION OF THE PROPERTY OF THE SCHMIP DEVELOPMENT CORPORATION", SCALE: 1"=200', DATE: 5/5/89, PREPARED BY SASAKI ASSOCIATES, INC., PROJECT NO: 7033.03
6. MAP ENTITLED, "FIRM – FLOOD RATE INSURANCE MAP, TOWN OF EAST LYME, CONNECTICUT, NEW LONDON COUNTY", COMMUNITY PANEL NO. 090096-0005C, SCALE: 1"=400', MAP REVISED JUNE 15, 1984





KEY MAP (N.T.S.)

Flynn Land Surveying
Original Ink
Drawing on Mylar

ABUTTERS LIST

A1 – CATHERINE MARIE SEARLE HESCOW VOL.158 PG.422
A2 – MICHAI L.C. & JEFFREY H. GREER VOL.307 PG.008
A3 – DENNIS G & KAREN GILBRIDE VOL.211 PG.730
A4 – HENRY T. & JOAN C. FITTING VOL.478 PG.089
A5 – THOMAS W. FITTING, SR. VOL.371 PG.563
A6 – WILLIAM R. RADY VOL.258 PG.008
A7 – CRAIG R. & ELIZABETH M. LEGER VOL.180 PG.777
A8 – DIANNA A. AVERY VOL.226 PG.368
A9 – SARGENTS HEAD REALTY CORP
A10 – JOHN B. MANDIN
A11 – ROBERT B. TAYLOR VOL.502 PG.377
A13 – ROBERT I. REARDON, JR. VOL.707 PG.432
A13 – LISE M. REARDON VOL.212 PG.173

CERTIFICATION.

1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A MORTGAGE LOCATION SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

2) THIS MAP AND SURVEY WERE PREPARED FOR JARVIS OF CHESHIRE, LLC BY AL TO BE USED IN MATTERS THAT RELATE TO A MORTGAGE SURVEY. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID

3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE ENGINEER INVALIDATES THESE REGULATIONS

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER B. FLYNN — CELLS / MAPS — DATE

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, A RAISED SEAL ARE APPLIED

FLYNN & CTR LAND SURVEYING LLC
176 BERLIN TURNPIKE 860-828-7555
MIDDLE CONNECTICUT 06457

CERTIFIED TO

LANDMARK DEVELOPMENT GROUP, LLC
JARVIS OF CHESHIRE, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
THE SARGENT'S HEAD REALTY CORPORATION
AMR CAPITAL, LLC

I HEREBY DECLARE THAT: (a) A MAPS REFERRED THE SURVEYS LISTED ON THE MAP REFERENCES SHOWN ON THIS PLAN AND BELIEVE THEM TO BE ACCURATE AND RELIABLE AND BASED UPON THAT REVIEW THAT: (b) THE SURVEY AND BOUNDS AND MEASUREMENTS SHOWN ON THIS MAP ARE CORRECT AND ACCURATE WITHIN THE STANDARDS OF A PROPERTY SURVEY OF BOUNDARY DETERMINATION CATEGORY (DEPENDENT RESURVEY) OF A CLASS OF ACCURACY OF A-2. AS SET FORTH IN SECTION 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (c) EXCEPT AS SHOWN HEREON, (i) TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME (ii) ALL BUILDINGS AND IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES AND DO NOT ENCROACH OVER OR UPON THE STREET, TITLE OR BUILDING LINES OR LINES OF ANY RIGHT OF WAY OR EASEMENT OR OR APPURTENANT TO THE PROPERTY: (iii) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY, OTHER THAN THOSE SHOWN HEREON. (iv) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY ON OR RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS, AND (v) THAT THE BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATIONS, COVENANT, DEED RESTRICTION OR OTHER REGULATIONS OR REQUIREMENTS RELATING TO THE LOCATION THEREOF. PORTIONS OF THE OF THE PROPERTY ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE AS SHOWN

NOTES:

1. FLOOD ZONE LIMITS TAKEN FROM EXISTING CONTOUR ELEVATIONS AND ZONE LIMITS DEPICTED ON MAP ENTITLED"SOIL SURVEY OF NEW LONDON COUNTY, CONNECTICUT UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.

REGULATIONS FOR R-12 ZONE	
ITEM	REQUIRED
MIN. LOT AREA	12,000 S.F.
MIN FRONTAGE	80'
MIN FRONT YARD	35'
MIN SIDE YARD	10'
AGG. SIDE YARD	20'
MIN. REAR YARD	30'
BLDG. HEIGHT	2 1/2 STYS.
MAX. COVERAGE	8

FILED IN EAST LYME TOWN CLERK'S OFFICE

EAST LYME TOWN CLERK

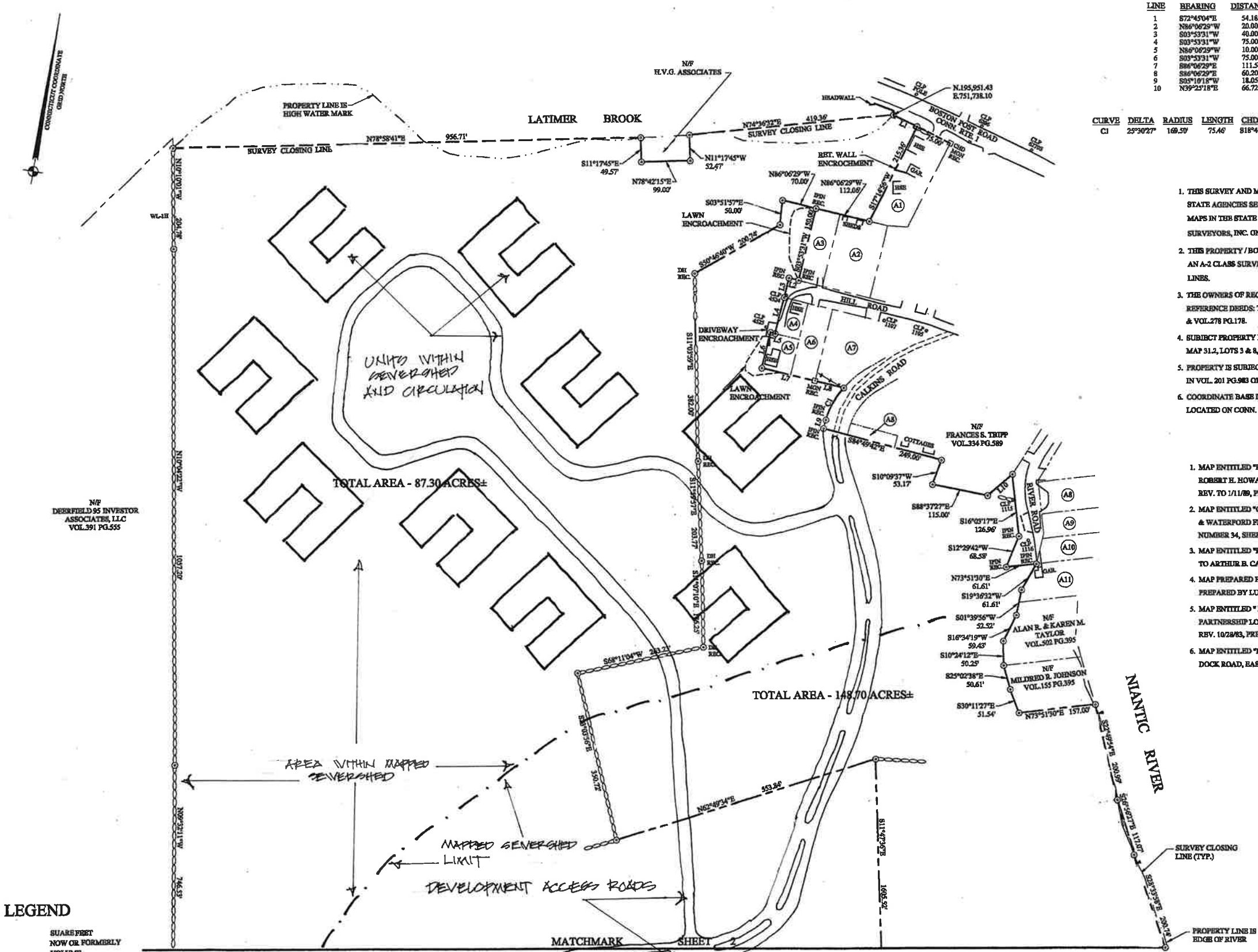
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OF OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

ALTA MORTGAGE SURVEY
PREPARED FOR
LANDMARK DEVELOPMENT GROUP, LLC
JARVIS OF CHESHIRE, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
THE SARGENT'S HEAD REALTY CORPORATION
AMR CAPITAL, LLC
BOSTON POST ROAD, RIVER ROAD
AND CAULKINS HILL ROAD
EAST LYME, CONNECTICUT
SCALE 1"=200' AUG. 22, 2006
REV. 9-13-06, 9-21-06

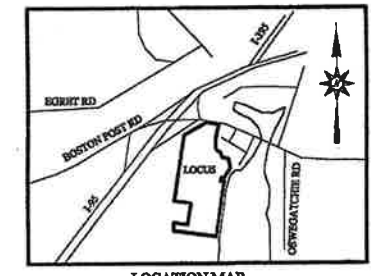
GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



LINE	BEARING	DISTANCE
1	S72°45'04"E	54.18'
2	N86°06'29"W	20.00'
3	S03°53'31"W	40.00'
4	S03°53'31"W	75.00'
5	N86°06'29"W	10.00'
6	S03°53'31"W	75.00'
7	S86°06'29"E	111.55'
8	S86°06'29"E	60.20'
9	S05°10'18"W	18.05'
10	N39°25'18"E	66.72'

CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHORD
C1	25°30'27"	169.50'	75.46'	S18°44'00"W	74.84'



LOCATION MAP
SCALE: 1" = 1000'

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. THIS PROPERTY / BOUNDARY SURVEY IS A DEPENDANT RESURVEY AND CONFORMS TO THE STANDARDS AN A-2 CLASS SURVEY. THE EXTERIOR PROPERTY LINES SHOWN HEREON ARE A RESURVEY OF EXISTING LINES.
3. THE OWNERS OF RECORD ARE JOHN I. SCHNIP, DAVID MILLS & SARGENTS HEAD REALTY CORP. REFERENCE DEEDS: TOWN OF EAST LYME LAND RECORDS VOL.79 PG.524, VOL.124 PG. 39, VOL.148 PG.357 & VOL.278 PG.178.
4. SUBJECT PROPERTY IS SHOWN ON THE TOWN OF EASTLYME ASSESSORS MAP 27, LOT 14, MAP 32, LOT 4, MAP 31.2, LOTS 3 & 8, & MAP 32.1, LOTS 2 & 36.
5. PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT AS DESCRIBED IN VOL. 201 PG.983 OF THE TOWN OF EAST LYME LAND RECORDS.
6. COORDINATE BASE DERIVED FROM CONNECTICUT GEODETIC SURVEY MARKERS STATIONS 38 & 39 LOCATED ON CONN. RTE. 1.

MAP REFERENCES

1. MAP ENTITLED "PLAN PREPARED FOR SCHNIP DEVELOPMENT CO., LAND OF LAWRENCE C. & ROBERT H. HOWARD, BOSTON POST ROAD-CONN. ROUTE 1, EAST LYME, CT., 1"=100', 12/29/88, REV. TO 1/11/89, PREPARED BY FUSS & O'NEILL, CONSULTING ENGINEERS, MANCHESTER, CT.
2. MAP ENTITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWNS & WATERFORD FROM GOLDEN SPUR BRIDGE TO LAT ROCK LANDING BRIDGE, ROUTE 1, NUMBER 34, SHEET 2 OF 2, MARCH 31, 1927
3. MAP ENTITLED "PLAN OF BUILDING LOTS IN EAST LYME NEAR STRAITS BRIDGE BELONGING TO ARTHUR B. CALKINS, MAR., 1912, SCALE: 1 INCH = 60 FT., BY DABOLL & CRANDALL, ENGRS.
4. MAP PREPARED FOR MARTIN HENNESSEY EAST LYME, CONN., SCALE: 1"=100', DATE: 12/10/90, PREPARED BY LUCHS & BECKERMAN, ENGINEERS, PLANNERS & SURVEYORS.
5. MAP ENTITLED " PARCEL 'B" PROPERTY TO BE CONVEYED TO CEDAR RIDGE REALTY LIMITED PARTNERSHIP LOCATED AT KING ARTHUR DRIVE, EAST LYME, CONN., 1"=50', OCT. 26, 1983 REV. 10/28/83, PREPARED BY FRANSEN CONSULTANTS, NORWICH, CT.
6. MAP ENTITLED "MAP PREPARED FOR WILLIAM A. MATTHEWS "THE HALL ESTATE", QUARRY DOCK ROAD, EAST LYME, CONN., 1"=40', DATED: 9/28/89, PREPARED BY FUSS & O'NEILL.

ABUTTERS LIST

A1 - CATHERINE MARIE SEARLE VRSCOVI VOL.186 PG.422
A2 - ROBIN L.C. & JEFFREY H. GREER VOL.307 PG.009
A3 - DENNIS & KATHLEEN GILBRIDE VOL.211 PG.730
A4 - HENRY T. & JOAN C. FITTING VOL.478 PG.069
A5 - THOMAS W. FITTING, SR. VOL.571 PG.593
A6 - WILLIAM R. RADY VOL.259 PG.096
A7 - CRAIG R. & LIZABETH M. LEGER VOL.180 PG.777
A8 - DIANNA K. AVERY VOL.226 PG.368
A9 - SARGENTS HEAD REALTY CORP.
A10 - JOHN B. MANGINI
A11 - ROBERT B. TAYLOR VOL.502 PG.377
A12 - ROBERT L REARDON, JR. VOL.707 PG.432
A13 - LISE M. REARDON VOL.212 PG.173

200' 100' 200' 300'
SCALE: 1" = 100'

LEGEND

S.F	SUARE FEET
N/F	NOW OR FORMERLY
VOL.	VOLUME
PG.	PAGE
REC.	RECOVERED
DH	DRILL HOLE
IPIN	IRON PIN
MON	MONUMENT
⊙	ANGLE POINT
□	CONCRETE MONUMENT
-O-	UTILITY POLE
	STONEWALL
◄ WL-1	WETLANDS FLAG LOCATION & NUMBER

STATE OF CONNECTICUT MARK H. SULLIVAN #70064 LICENSED LAND SURVEYOR

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

11/10/2010
MARK H. SULLIVAN, L.S. #70064 — DATE
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

WETLANDS DELINEATED AS SHOWN HEREON

11/10/2010
MARK H. SULLIVAN, L.S., C.P.S.S. — DATE
CERTIFIED PROFESSIONAL SOIL SCIENTIST

DATE	REVISION
7/29/04	Revised Survey Closing Line

B-1

PROPERTY / BOUNDARY SURVEY
PREPARED FOR
LANDMARK DEVELOPMENT GROUP

RIVER VIEW ESTATES
BOSTON POST ROAD
(CONN. RTE. 1)
EAST LYME, CONNECTICUT

DATE: 11/1/00
DRAWN BY: MHS
SCALE: 1"= 100'
PROJECT NO. 00-217
DRAWING NO. SHEET 1 OF 3

MARK H. SULLIVAN, L.S., C.P.S.S.
LAND SURVEYING AND ENVIRONMENTAL CONSULTING, LLC
20-30 PHILLIPS ROAD
CANTERBURY, CT 06331
PHONE (860) 376-8325
FAX (860) 376-0840

00-217 EASTLYME_SHT1.DWG

Table 3
Approved Tight Pipe for Groundwater or Surface Water Piping within 25 Feet of a Sewage System

USE	PIPE DESCRIPTION	ACCEPTABLE JOINT	REMARKS
Solid groundwater and surface water drainage pipes within 25 feet of a sewage system.	Cast iron hubless pipe ASTM A-888	Cast iron split sleeve bolted connector with rubber gasket MG Coupling or 3"-wide, heavy duty stainless steel banded coupling with rubber gasket; Clamp-All, ANACO SD 4000 Coupling or equal	Roll-on "donut type" gaskets not acceptable if used within 25 ft. of watercourse or drain. Pipe shall be properly bedded in accordance with manufacturer's specifications, laid in a straight line on a uniform grade
	Cast iron bell and spigot ASTM A-74	Rubber compression gaskets	
	Ductile iron ANSI A21.51	Rubber compression gaskets	
	Extra strength PVC pressure water pipe AWWA C900 (PC 100 psi min.)	Rubber compression gaskets	
	Reinforced Concrete Pipe ASTM C 76	Rubber compression gaskets, ASTM C 443	
	Reinforced concrete water pipe, steel cylinder type, AWWA C300/ C-301	Rubber compression gaskets	
	Schedule 40 or 80, PVC ASTM D 1785 or ASTM D 2665 PVC ASTM D 2241: SDR 21, 17 or 13.5	Rubber compression gasketed couplings, Harco Mfg., ASTM D3139 or equal* or Solvent weld couplings/fittings using proper two step PVC solvent solution procedure	*Use of 3"-wide approved stainless steel banded couplings on PVC ASTM D 1785 is acceptable ABS Schedule 40 is not acceptable
	PVC ASTM F1760, SDR 35 PVC ASTM D 3034, SDR 35 PVC ASTM F 789 PVC ASTM F 679	Rubber compression gaskets or Solvent weld couplings/fittings using proper two step PVC solvent solution procedure	Joint shall meet ASTM D 3212 specifications.
	PVC, CONTECH A-2026, ASTM F 949	Elastomeric gasket meets ASTM F 477	Joint meets ASTM D 3212
	PVC, CONTECH A-2000, ASTM F 949	Gaskets meet ASTM F 477	Joint meets ASTM D 3212
	PE, ADS N-12, ASTM F 667, AASHTO M-294, 24-inch maximum diameter PE, Hancor Blue Seal, ASTM F 667, AASHTO M-294, 24-inch maximum diameter	Series 35 ADS coupling, o-ring gasket or WT Pipe/joint (Gasketed bell/spigot) Blue Seal coupling/rubber compression gasket	Coupling: ASTM D 3034/F 1336 Joints (Coupling and WT) meet ASTM D 3212 Joint meets ASTM D 3212
	PP, ADS HP Storm Pipe, ASTM F2736, AASHTO M330, 12" – 30" diameters PP, ADS SaniTite HP Sanitary Pipe, AASHTO M330, ASTM F2736 (12" –30" diameters), ASTM F2764 (30" – 60" diameters)	Gasketed bell and spigot joint Gasketed bell and spigot joint	Joint meets ASTM D 3212 Joint meets ASTM D 3212

Exhibit 10

IV. DESIGN FLOWS

A. Residential buildings

Design flows for residential buildings shall be based on the number of bedrooms (refer to Section I). The design flow per bedroom is 150 GPD, except for bedrooms beyond three in single-family homes that have a design flow of 75 GPD for each additional bedroom.

B. Nonresidential buildings and residential institutions

Table 4 shall be used to determine design flows for nonresidential buildings and residential institutions unless specific water use data (minimum 1 year period) is available from the building or similar facilities. Whenever water use data is utilized to calculate the design flow, data shall be accompanied with additional information (e.g., building size, plumbing fixture information, hours of operation) in support of the design. Design flows based on metered flows shall use a minimum 1.5 safety factor applied to the average daily water use.

The required effective leaching area (ELA) for SSDSs serving restaurants, bakeries, food service establishments, residential institutions, laundromats, beauty salons, and other nonresidential buildings with problematic sewage is based on the design flow and the application rates in Table 7. Such buildings or discharges are designated in Table 4 with a notation that Table 7 application rates are to be utilized. Problematic sewage is wastewater that is a concern due to the nature or strength of the sewage. The required ELA for SSDSs serving nonresidential buildings with non-problematic sewage is based on the design flow and the application rates in Table 8.

For nonresidential buildings that are not specifically listed in Table 4, the strength and nature of the wastewater shall be used to determine the appropriate application rate. The strength of the wastewater can be correlated to the 5-day biochemical oxygen demand (BOD5). For reference purposes, a wastewater BOD5 concentration of 110 mg/l is weak, 220 mg/l is medium, and 400 mg/l is strong per Metcalf and Eddy, Inc. *Wastewater Engineering-Treatment, Disposal, and Reuse Third Edition* (McGraw-Hill, Inc., 1991), table 3-16, p. 109. Weak strength wastewater shall utilize Table 8 application rates whereas strong wastewater shall utilize Table 7 application rates. Medium strength wastewater shall utilize Table 7 for a conservative design unless otherwise approved by the Commissioner.

Table 4

Building Type	Design Flow (GPD)
Schools, per pupil	
Base Flow (Excludes Kitchen & Showers)	
High School	12
Junior High/Middle School	9
Kindergarten/Elementary School	8
Day Care Center	10
Additional Flows for Kitchen & Showers	
Kitchen (Table 7 App. Rate)	3
Showers	3
Residential	100
Commercial Buildings**	
Office (Average 200 SF gross area/person), per employee	20
Retail/Supermarket Building*, per SF gross area	0.1
*Supermarkets shall increase design flow to account for delis and bakeries Deli and bakery flow: (Table 7 App. Rate)	
Industrial Building, per SF of gross area	0.1
Factory (Average 200 SF gross area/person), per employee	25
(Add 10 GPD for showers)	
**Design flows may be reduced if documentation (building/floor plans, statement of use, etc.) supports the reduction	
Camps/Family Campgrounds	
Residential Camp (Semi permanent), per person	50
Campground with Central Sanitary Facilities, per person	35
Campground per Camp Space (Water and sewer hook-ups)	75
Day Camp, per person	15

Residential Institutions (Table 7 App. Rate)	
Hospital, per bed	250
Rest Home, per bed	150
Convalescent Home, per bed	150
Institution, per resident	100
Residential motels/hotels, per room	150
Group Home/Community Living Arrangement, per client*	100-150**
*Use maximum occupancy unless state license restricts occupancy & requires DOH approval per PHC Section 19-13-B100a for occupancy increases	
**Use higher flow for large tub/on-site laundry.	
Restaurants, Food Service Establishments and Bars (Table 7 App. Rate)	
Restaurant (Public toilets provided), per seat	30*
Restaurant (No public toilets), per seat	20*
*Design flow shall be increased by 50% if breakfast, lunch & dinner are provided	
Take-out Food Service, per meal served	5
Bar/Cocktail Lounge (No meals), per seat (Table 8 App. Rate)	15
Recreational Facilities	
Swimming pool, per bather	10
Tennis Court, per court: indoor/outdoor	400/150
Theater, Sport Complex, per seat	3.5
Church/Religious Building	
Worship Service, per seat	1
Sunday School, per pupil	2
Social Event (Meals served), per person (Table 7 App. Rate)	5
Miscellaneous	
Auto Service Station, per car serviced	5
Salon, (Table 7 App. Rate)	
Per styling chair/station (hair)	200
Per pedicure chair/spa (5 gallon maximum basin)	100
Per manicure chair/station	50
Barber Shop, per chair	50
Dental/Medical Office with Examination Rooms, per SF of gross area	0.2
Dog Kennel, per run (Roof shall be provided) (Table 7 App. Rate)	25
Pet Grooming, per station (Table 7 App. Rate)	250
Laundromat (Non-DEEP Regulated), per machine (Table 7 App. Rate)	400
Motel (Transient, No Food Service, Kitchenette or Laundry Facilities), per room	75
Motel (Transient, With Kitchenette but no Laundry Facilities), per room	100
Marina (Bath-house & Showers Provided), per boat slip	20

C. Water usage monitoring and Permits to Discharge

Plans for large SSDSs (2,000 to 7,500 GPD) shall include provisions to monitor domestic sewage generation via the use of water meters or other available means (e.g., pump cycling and dose volume documentation). Permits to discharge issued by the DOH shall be on approved forms (Form #4 or approved equal) as required by PHC Section 19-13-B103e (h). Permits to discharge for limited SSDS repairs (e.g., septic tank or leaching system replacement only) shall document which SSDS components were and were not replaced. The discharge permits shall specify the design flow and permitted flow. The design flow shall equal the permitted flow, except for leaching system repairs that do not provide the required ELA or MLSS. The permitted flow for these leaching systems shall be prorated by using the most limited percentage of the required ELA or MLSS provided. The discharge permit shall recommend the average daily discharge not exceed 2/3 of the permitted flow in order to allow the SSDS to operate with a sufficient factor of safety and to accommodate peak flow conditions.

D. Management programs

DOHs and municipalities implementing decentralized sewage system management programs (e.g., Sewer Avoidance and Pump-out Ordinances, Decentralized Wastewater Management Districts) shall submit proposed or revised ordinances and regulations to the Commissioner for review prior to adoption.

V. SEPTIC TANKS AND GREASE INTERCEPTOR TANKS

A. General

1. Septic Tank Standards

SSDSs shall be provided with a septic tank made of concrete or other durable material. Septic tanks and grease interceptor tanks, including the riser and cover assemblies, located under vehicular travel areas shall be rated for H-20 wheel loadings. It is recommended that any single compartment septic tank be replaced in conjunction with leaching system repairs. If they are to remain in use they shall be evaluated to confirm they are in satisfactory condition and properly baffled. Proprietary leaching system companies may not support use of their products with single compartment septic tanks. The company should be consulted if a repair plan includes their leaching system product with a single compartment septic tank.

a) Concrete Septic Tanks

Concrete septic tanks shall be produced with a minimum 4,000-psi concrete with 4 to 7 percent air entrainment. Concrete septic tanks shall not be shipped until the concrete has reached the 4,000-psi compressive strength. Concrete septic tanks shipped prior to 14 days from the date of manufacture shall include documentation that the tank reached minimum strength prior to shipping. Concrete septic tank construction shall conform to the most current ASTM C 1227 standard with the following exceptions:

- There shall be no maximum liquid depth.
- The air space above the liquid level shall be a minimum of 8 inches.
- Inspection ports over the compartment wall shall be optional.
- The mid-depth connection can utilize a minimum 4-inch diameter pipe or mid-depth T-baffle connection.
- Inlet & outlet pipe connections shall be watertight tank seals whenever the plan designer specifies use of such seals.
- Effluent filters do not have to meet the performance criteria of NSF/ANSI Standard 46.

Concrete septic tank pre-casters shall file tank specifications and drawings with the Commissioner along with certifications by a P.E. stating the tanks meet ASTM C 1227 specifications and the requirements of this section prior to distribution of tanks in Connecticut. The Commissioner shall maintain a list of approved concrete septic tank pre-casters that have met this requirement, which shall be posted on the Department of Public Health's website.

b) Non-Concrete Septic Tanks

Non-concrete septic tanks shall meet all of the applicable requirements set forth in subsections 2, 3, and 4 of Section V A regarding tank configuration, access, and cleaning. Non-concrete tanks shall be marked with the manufacturer's name, tank designation number, size, and a "dangerous gas warning". Non-concrete septic tanks shall be installed with strict adherence to the manufacturer's installation instructions in order to avoid tank damage or deformation. Proper bedding and backfilling shall be confirmed with each tank installation. Shallow groundwater conditions may prohibit installation of certain tanks due to tank design limitations or warranty restrictions. Tank bottoms located below maximum groundwater levels shall be provided with anti buoyancy/floatation provisions (check with manufacturer). Non-concrete septic tanks shall meet the IAPMO/ANSI (International Association of Plumbing and Mechanical Officials/American National Standards Institute) Prefabricated Septic Tank Standard, unless otherwise approved by the Commissioner. Manufacturers of non-concrete septic tanks shall file and keep up-to-date specifications, technical support documentation, and dated installation instructions with the Commissioner. The Commissioner shall maintain a list of approved non-concrete septic tanks (Appendix D) that may be updated prior to the next publication of these standards.

2. Septic Tank Configuration

Septic tanks shall have an inlet baffle submerged to a depth of 8 to 18 inches. Septic tanks shall have an outlet baffle submerged to a depth of at least 10 inches but no lower than 40 percent of the liquid depth, or an approved effluent filter. Connection of piping and baffles made out of dissimilar materials (e.g., PVC and PE) require use of multi-purpose 2-step solvent cement meeting ASTM D 3138. The inlet baffle shall encompass not more than 48 square inches of liquid surface area. All baffles shall extend a minimum of 5 inches above the tank's liquid level and provide a minimum 1/2-inch air gap above the baffle. Inlet and outlet piping entering and exiting the septic tank shall be as level as possible with a pitch no greater than 1/4-inch per foot. All newly installed tanks shall have an approved non-bypass effluent filter that is rated for the design flow of the SSDS. Effluent filters shall provide a minimum of 45 square inches of total opening area. The Commissioner shall maintain a list of approved effluent filters (Appendix B) that may be updated prior to the next publication of these standards.

The outlet invert of the septic tank shall be 3 inches lower than the inlet invert. Tanks shall be installed with the inlet invert between 2 and 4 inches above the outlet invert. Septic tanks (except tanks in series) shall have two compartments with

Exhibit 11

Ben North

From: Hollister, Timothy S. <thollister@hinckleyallen.com>
Sent: Wednesday, August 6, 2025 8:26 AM
To: Ben North
Cc: Glenn Russo
Subject: FW: Landmark sewer application- property identification

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The application is made based on 148+/- acres, owned by Landmark Development Group, LLC, and located at Calkins (or Caulkins) Road and River Road, as more fully described in a deed recorded at Vol 754, Page 496 of the East Lyme Land Records; and a second parcel owned by Jarvis of Cheshire, LLC, 87+/- acres, also on Calkins Road and River Road, as shown in a deed recorded at Vol 510, Page 289 of the East Lyme Land Records.

Request for Water & Sewer Commission

TO: **Water & Sewer Commission**

FROM: **Ben North, Chief Operating Officer**

DATE: **August 20, 2025**

SUBJECT: Supplemental Sewer Assessment Resolution

Summary of Agenda Item:
Attached is the proposed Supplemental Sewer Assessment Resolution pursuant to the resolution adopted on August 27, 1991 and amended March 24, 1992 and the Resolution for Sewer Main Extension #5 adopted on April 28, 2009. These properties have connected to the sewer collection system through connections created over the last two years.

Action Needed:
Motion to approve the proposed Supplemental Sewer Assessment Resolution as proposed by staff pursuant to the resolution adopted by the East Lyme Water and Sewer Commission on August 27, 1991, as amended on March 24, 1992, and pursuant to the Resolution for Sewer Main Extension #5, adopted by the East Lyme Water and Sewer Commission on April 28, 2009 (hereinafter collectively the "Resolutions").

Attachments:
Supplemental Sewer Assessment Resolution

Prepared By: **Ben North, Chief Operating Officer**

W&S Agenda
Item No. 7
Date: 8/20/25

SUPPLEMENTAL SEWER ASSESSMENT RESOLUTION

RESOLUTION relative to a supplemental assessment of benefits pursuant to the resolution adopted by the East Lyme Water and Sewer Commission on August 27, 1991, as amended on March 24, 1992, and pursuant to the Resolution for Sewer Main Extension #5, adopted by the East Lyme Water and Sewer Commission on April 28, 2009 (hereinafter collectively the "**Resolutions**"), in connection with various properties located in the Town of East Lyme, Connecticut, establishing the due date of said assessments, providing for installment payments of assessments and interest thereon:

WHEREAS, the East Lyme Water and Sewer Commission, the statutory municipal Water Pollution Control Authority existing under the laws of the State of Connecticut within and for the Town of East Lyme, has heretofore adopted the Resolutions relative to the assessment of benefits for public sanitary collection sewers installed in the Town of East Lyme; and

WHEREAS, said Resolutions provide that structures constructed or expanded after the adoption of the Resolutions are to be assessed in accordance with the terms of said Resolutions; and

WHEREAS, certain of the properties hereinafter specified contain structures which were constructed or expanded after the adoption of the Resolutions, and all properties hereinafter specified are benefitted by the sanitary sewer system; and

WHEREAS, certain of the properties hereinafter specified should have been included in the Resolutions, but due to inadvertence, were not; and

WHEREAS, it is the intention to levy supplemental assessments upon said properties in accordance with General Statutes § 7-249 and the Resolutions.

NOW THEREFORE, BE IT RESOLVED by the East Lyme Water and Sewer Commission as follows:

1. The owners, properties and the amounts of the assessments hereby levied upon said properties are as follows:

[properties list appears on subsequent pages]

OWNER	ACC #	#	ADDRESS	MAP	LOT	UNITS	ASSESSMENT
ORCHARDS OF EAST LYME	9032	4	PUMPKIN GROVE	29.1	138	1	$ 12,066.00
ORCHARDS OF EAST LYME	9028	5	PUMPKIN GROVE	29.1	134	1	$ 12,066.00
ORCHARDS OF EAST LYME	9033	6	PUMPKIN GROVE	29.1	139	1	$ 12,066.00
ORCHARDS OF EAST LYME	9029	7	PUMPKIN GROVE	29.1	135	1	$ 12,066.00
ORCHARDS OF EAST LYME	9034	8	PUMPKIN GROVE	29.1	140	1	$ 12,066.00
ORCHARDS OF EAST LYME	9035	10	PUMPKIN GROVE	29.1	141	1	$ 12,066.00
ORCHARDS OF EAST LYME	9030	11	PUMPKIN GROVE	29.1	136	1	$ 12,066.00
ORCHARDS OF EAST LYME	9036	12	PUMPKIN GROVE	29.1	142	1	$ 12,066.00
ORCHARDS OF EAST LYME	9037	14	PUMPKIN GROVE	29.1	143	1	$ 12,066.00
CIRINCIONE JAMES TR & CIRINCIONE DEBORAH A TR	9020	15	PUMPKIN GROVE	29.1	126	1	$ 12,066.00
CARRIER ENTERPRISES INC	9038	16	PUMPKIN GROVE	29.1	144	1	$ 12,066.00
JIN ZHI JIE	9021	17	PUMPKIN GROVE	29.1	127	1	$ 12,066.00
CAROLAN JOANNE	9019	18	PUMPKIN GROVE	29.1	125	1	$ 12,066.00
HENRETTA KELLY C & PETER	9022	19	PUMPKIN GROVE	29.1	128	1	$ 12,066.00
NEELY DALE W DONNA A	9018	20	PUMPKIN GROVE	29.1	124	1	$ 12,066.00
HOLZIGER MICHELE & LWIN PAUL	9017	22	PUMPKIN GROVE	29.1	123	1	$ 12,066.00
QUIMBY JESSICA & ERIK	9016	24	PUMPKIN GROVE	29.1	122	1	$ 12,066.00
XU DAN	9015	26	PUMPKIN GROVE	29.1	121	1	$ 12,066.00
CALLE ROBERTO A & SORAYA BETANCOURT	9014	28	PUMPKIN GROVE	29.1	120	1	$ 12,066.00
AIMETTI HAMEL LLC	10046	32	WEST LANE	2.2	11-1	1	$ 7,838.89
COFFEY MICHAEL J & ANNA K	10047	34	WEST LANE	2.2	11-2	1	$ 7,838.89
COFFEY MICHAEL J & ANNA K	10048	36	WEST LANE	2.2	11-3	1	$ 7,838.89
PERRY ELIZABETH J	10049	38	WEST LANE	2.2	11-4	1	$ 7,838.89
ROMEO ARTHUR P JR	10050	40	WEST LANE	2.2	11-5	1	$ 7,838.89
MARATTA LISA A	6084	12	MCCOOK PLACE	11.2	175	1	$ 7,838.89
HANNON ROBERT F & KATHRYN M	3290	14	MCCOOK PLACE	11.2	174	1	$ 7,838.89
DEFFLEY MONICA A	10077	138	BOSTON POST RD #2	31.1	7	1	$ 5,879.17
138 BPR LLC	10078	138	BOSTON POST RD #3	31.1	7	1	$ 5,879.17
ALBANESE BARBARA	10079	138	BOSTON POST RD #4	31.1	7	1	$ 5,879.17
WOLAK CHARLENE	10080	138	BOSTON POST RD #5	31.1	7	1	$ 5,879.17
CAISSE GIESELE O	10081	138	BOSTON POST RD #6	31.1	7	1	$ 5,879.17
BREULER JEAN MARIE	10082	138	BOSTON POST RD #7	31.1	7	1	$ 5,879.17
138 BPR LLC	10083	138	BOSTON POST RD #8	31.1	7	1	$ 5,879.17
85 INN LLC	10084	138	BOSTON POST RD #9	31.1	7	1	$ 5,879.17
138 BPR LLC	10085	138	BOSTON POST RD #10	31.1	7	1	$ 5,879.17
138 BPR LLC	10086	138	BOSTON POST RD #11	31.1	7	1	$ 5,879.17
FREEMAN CHERYL M	10087	138	BOSTON POST RD #12	31.1	7	1	$ 5,879.17
LOUGHREY MAUREEN TR	10088	138	BOSTON POST RD # 13	31.1	7	1	$ 5,879.17
SERBENT JOHN	10089	138	BOSTON POST RD #14	31.1	7	1	$ 5,879.17
138 BPR LLC	10090	138	BOSTON POST RD # 15	31.1	7	1	$ 5,879.17

138 BPR LLC	10091	138	BOSTON POST RD #16	31.1	7	1	$ 5,879.17
138 BPR LLC	10092	138	BOSTON POST RD #17	31.1	7	1	$ 5,879.17
RICE JOSEPH AND MARION	10093	138	BOSTON POST RD #18	31.1	7	1	$ 5,879.17
AYERS DAVID W & LAVOIE SUZANNE P	9626	38	SMITH AVENUE	17.3	165	1	$ 9,815.31

2. That the assessments set forth in Paragraph 1 hereof shall be due and payable on January 1, 2026. The owner(s) of any assessed property may elect to pay the entire amount of the assessment in full on or before the date that it is due and payable without interest, or may elect to pay said assessment by installment payments made in accordance with paragraph 3 hereof. The Commission further directs its staff to cause notice of the assessment and the due date thereof to be published in accordance with General Statutes §§ 7-250 and 7-252.

3. Pursuant to General Statutes § 7-253, if the election is made to pay said assessment by installment payments, installment payments of the assessment for each property shall be made in substantially equal annual installments not to exceed thirty (30) installments, the first installment to be due and payable on January 1, 2026, and each subsequent payment of an installment to be due and payable on or before January 1st of each year, and the final payment shall be due and payable no later than January 1, 2045. Payments shall be made payable to the order of the Treasurer of the Town of East Lyme. Notice of installment payments will be recorded on the East Lyme land records as provided by General Statutes § 7-253.

Notwithstanding any other provision herein, if any portion of any installment, including accrued interest, has not been paid by the first anniversary date after such installment was due and payable, then the entire principal sum of the assessment, together with all accrued interest, shall become due and payable.

4. That interest at the rate of **five percent (5%)** per annum on the unpaid balance of the assessment shall be due and payable at the time of the payment of each installment provided for in paragraph 3 above. Any person may pay an installment or installments for which he is liable at any time prior to the due date thereof.

5. That the assessment or any installment thereof, if not paid within thirty (30) days after the due date, shall be delinquent and shall be subject to interest from such

due date at the rate and in the manner set forth in the Connecticut General Statutes for delinquent property taxes.

6. That each installment of interest shall be collectible as part of such assessment.

7. That any delinquent assessment or delinquent installment of any assessment and any interest due thereon shall constitute a lien against the real estate against which the assessment was levied from the date such levy became due. Each such lien may be continued, recorded and released in the manner provided by the Connecticut General Statutes for continuing, recording, and releasing real property tax liens. Each such lien shall take precedence over all other liens and encumbrances except taxes and may be foreclosed in same manner as real property taxes.

8. That these supplemental assessments are in addition to sewer benefit assessments previously levied against these properties.

BE IT FURTHER RESOLVED, that the assessments of benefits stated herein and in the public record of the Water and Sewer Commission of the Town of East Lyme should be deemed duly and legally made. Notice shall be published listing the proposed properties against which benefits have been assessed, with the amount to be paid by the Owner(s) and a notice of the date when assessments become due and payable in accordance with General Statutes §§ 7-250 and 7-252. A copy of the assessment of benefits shall be mailed to the Owner(s) of each property affected thereby in accordance with General Statutes § 7-250.

J. ROBERT PFANNER & ASSOCIATES, P.C.

Civil Engineers and Land Surveyors

Agenda Item #8

RECEIVED

AUG - 5 2025

EAST LYME
WATER & SEWER COMMISSION

August 5, 2025

Ben North, Utilities Engineer
East Lyme Water & Sewer Commission
108 Pennsylvania Avenue
Niantic, CT 06357-1510
RE: Proposed Multi-Family Development

194, 200, 206 Pennsylvania Ave. and Tax Map 16.4 lot 83, Tax Map 16.4 lot 82, tax map 16.2 lot 68, Tax Map 16.2 lot 64, Tax Map 16.2 lot 61

Dear Mr. North

On behalf of the Applicant, Daniel Trakas ETAL enclosed please find the following documents in support of a request for determination of adequacy of sewer capacity related to a proposed 400-unit multi-family development on parcels located on 194, 200, 206 Pennsylvania Ave. and Tax Map 16.4 lot 83, Tax Map 16.4 lot 82, tax map 16.2 lot 68, Tax Map 16.2 lot 64, Tax Map 16.2 lot 61.

a. Proof that the applicant, owns or has contractual control of property

b. Survey of the property to be developed certified to horizontal accuracy Class A-2

c. Plan entitled "Concept Layout Trakas Commons on Dodge Pond - Sewer Allocation" depicting the development, including 190 2-bedroom units of elderly Units, and 50 – 1 bedroom unit and 160 2-bedroom units of non-age restricted housing. Also included on the plans are the following:

o Site Location Map

o Sewer Shed Location Map

o Unit & Sewer Flow Table with calculated sewer use based on quantity/type of units and a daily flow rate of 150 GPD per bedroom

We have completed our preliminary evaluation of the site in support of the proposed development, including survey, soil testing, preliminary and site layout. Once a determination of adequacy of sewer is made by the Water & Sewer Commission, we will move forward with the full site design, including utility plans, profiles, traffic, and details, which will be submitted as part of site plan review. Should you have any questions or need additional information, please don't hesitate to contact my office at (860)739-6216 or via email jrp9442@sbcglobal.net

Sincerely,

J. Robert Pfanner

37 Grand Street • Niantic, Connecticut • 860-739-6216 • Fax 860-739-0693

DANIEL TRAKAS 860 303-1137

194 PENN AVE
206 PENN AVE

VOL: 1007 PG: 429
INST: 00000200

RETURN TO:
Theodore A. Harris, Esq.
351 Main Street
Niantic, CT 06357

CERTIFICATE OF DEVISE,
DESCENT OR DISTRIBUTION
PC-250 REV. 4/18

STATE OF CONNECTICUT

COURT OF PROBATE

COURT OF PROBATE,	**DISTRICT NO.**
NIANTIC REGIONAL PROBATE COURT	PD32

ESTATE OF		DATE OF DEATH
GEORGE TRAKAS	,deceased	11/04/2017

Pursuant to C.G.S. section 45a-450, this certifies that as appears in the records of this court, the deceased died on the date stated above, and the following real property of the decedent is devised, distributed, set out, divided or descends to: [*Name, place of residence and share of distributee and the street, lot number of the real property, or, if none, a brief description of the location.*]

See attached Schedule "A"

For a more particular description, reference should be made to the records of the Probate Court.

Dated at East Lyme, Connecticut, on [*Month, Day, Year*] 1/16/19

Judge/Clerk

COURT SEAL

Certified True Copy

Patricia A. Tirato

Judge/Clerk

FOR COURT USE ONLY

Sent to: Atty Harris Date sent: 1/16/2019

Note to fiduciary: File certificate with town clerk where real property is situated.

CERTIFICATE OF DEVISE
DESCENT OR DISTRIBUTION
ESTATE OF GEORGE TRAKAS

SCHEDULE "A"

To Daniel L. Trakas, 200 Pennsylvania Avenue, Niantic, CT 06357, a 100% interest in real property located at 194 Pennsylvania Avenue (Parcel ID 16.2-63), 196 Pennsylvania Avenue (Parcel ID 16.2-64), as shown on a map or plan entitled, "Map Showing Estate of George Trakas Property On Pennsylvania Ave Niantic CT" dated April 1, 2018 by J. Robert Pfanner & Associates, P.C., Civil Engineers & Surveyors.

To Daniel L. Trakas, 200 Pennsylvania Avenue, Niantic, CT 06357, a 50% interest in real property located at Pennsylvania Avenue (Parcel ID 16.2-61), Pennsylvania Avenue, (Parcel ID 16.2-67), Pennsylvania Avenue, (Parcel ID 16.2-69), Pennsylvania Avenue (Parcel ID 16.4-83), Pennsylvania Avenue, (Parcel ID 16.4-82), Niantic, Connecticut, as shown on a map or plan entitled, "Map Showing Estate of George Trakas Property On Pennsylvania Ave Niantic CT" dated April 1, 2018 by J. Robert Pfanner & Associates, P.C., Civil Engineers & Surveyors.

RECEIVED FOR RECORD
Jan 28,2019 01:25:23P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

VOL: 1007 PG: 428
INST: 00000199

RETURN TO:
Theodore A. Harris, Esq.
351 Main Street
Niantic, CT 06357

CERTIFICATE OF DEVISE,
DESCENT OR DISTRIBUTION
PC-250 REV. 4/18

STATE OF CONNECTICUT

COURT OF PROBATE

COURT OF PROBATE, NIANTIC REGIONAL PROBATE COURT		**DISTRICT NO.**
ESTATE OF GEORGE TRAKAS	,deceased	DATE OF DEATH 11/04/2017

Pursuant to C.G.S. section 45a-450, this certifies that as appears in the records of this court, the deceased died on the date stated above, and the following real property of the decedent is devised, distributed, set out, divided or descends to: [*Name, place of residence and share of distributee and the street, lot number of the real property, or, if none, a brief description of the location.*]

To Alice Trakas, 9 Herster Drive, Niantic, CT 06357, a 50% interest in real property located at Pennsylvania Avenue (Parcel ID 16.2-61), Pennsylvania Avenue (Parcel 16.2-67), Pennsylvania Avenue (Parcel 16.2-69), Pennsylvania Avenue (Parcel ID 16.4-83) and Pennsylvania Avenue (Parcel ID 16.4-82), as shown on a map or plan entitled, "Map Showing Estate of George Trakas Property On Pennsylvania Ave Niantic CT" dated April 1, 2018 by J. Robert Pfanner & Associates, P.C., Civil Engineers & Surveyors.

For a more particular description, reference should be made to the records of the Probate Court.

Dated at East Lyme, Connecticut, on [*Month, Day, Year*] 1/16/19

Judge/Clerk

COURT SEAL

Certified True Copy

Patricia A. Strata

Judge/Clerk

FOR COURT USE ONLY

Sent to: Atty Harris Date sent: 1/16/2019

Note to fiduciary: File certificate with town clerk where real property is situated.

RECEIVED FOR RECORD
Jan 28,2019 01:25:13P
Karen Miller Galbo
TOWN CLERK
EAST LYME CT

200 PENN AVE

VOL: 1120 PG: 35
INST: 0000495

RETURN TO:

CERTIFICATE OF DEVISE,
DESCENT OR DISTRIBUTION
PC-250 REV. 1/22

STATE OF CONNECTICUT

COURT OF PROBATE

COURT OF PROBATE, Niantic Regional Probate Cou DISTRICT NO. PD32

ESTATE OF

Rita Trakas, AKA Rita F Trakas (24-0086)
,deceased

DATE OF DEATH

December 27, 2023

Pursuant to C.G.S. section 45a-450, this certifies that as appears in the records of this court, the deceased died on the date stated above, and all of the decedent's right, title and interest in the following real property is devised, distributed, set out, divided or descends to the following persons or entities in the following shares: [List name, address and share of each distributee. Identify real property to be distributed.]

All the decedent's 100% undivided interest in and to real property known as 200 Pennsylvania Avenue located in the town of East Lyme, County of New London and State of Connecticut more particularly described in the Inventory on file in said Estate as follows:

Lee Ann T. Gulino, 16 Fountain Drive, Westerly, RI 02891 20% Interest

John L. Trakas, 254 Kate Downing Road, Plainfield, CT 06374 20% Interest
Natalie A. Trakas, 80 Perkins Farm Drive, Unit 323, Mystic, CT 06355 20% Interest
Cynthia T. Pappas, 11 Morton Street, Niantic, CT 06357 20% Interest
Daniel L. Trakas, 200 Pennsylvania Avenue, Niantic, CT 06357 20% Interest

Reference is made to the premises described in Volume 63 page 83 and Volume 952 page 008 of the East Lyme Land Records.

Dated on February 26, 2025.

RECEIVED FOR RECORD
Mar 11,2025 04:15:22P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

Jeffrey A. McNamara, Judge

COURT SEAL

Certified True Copy

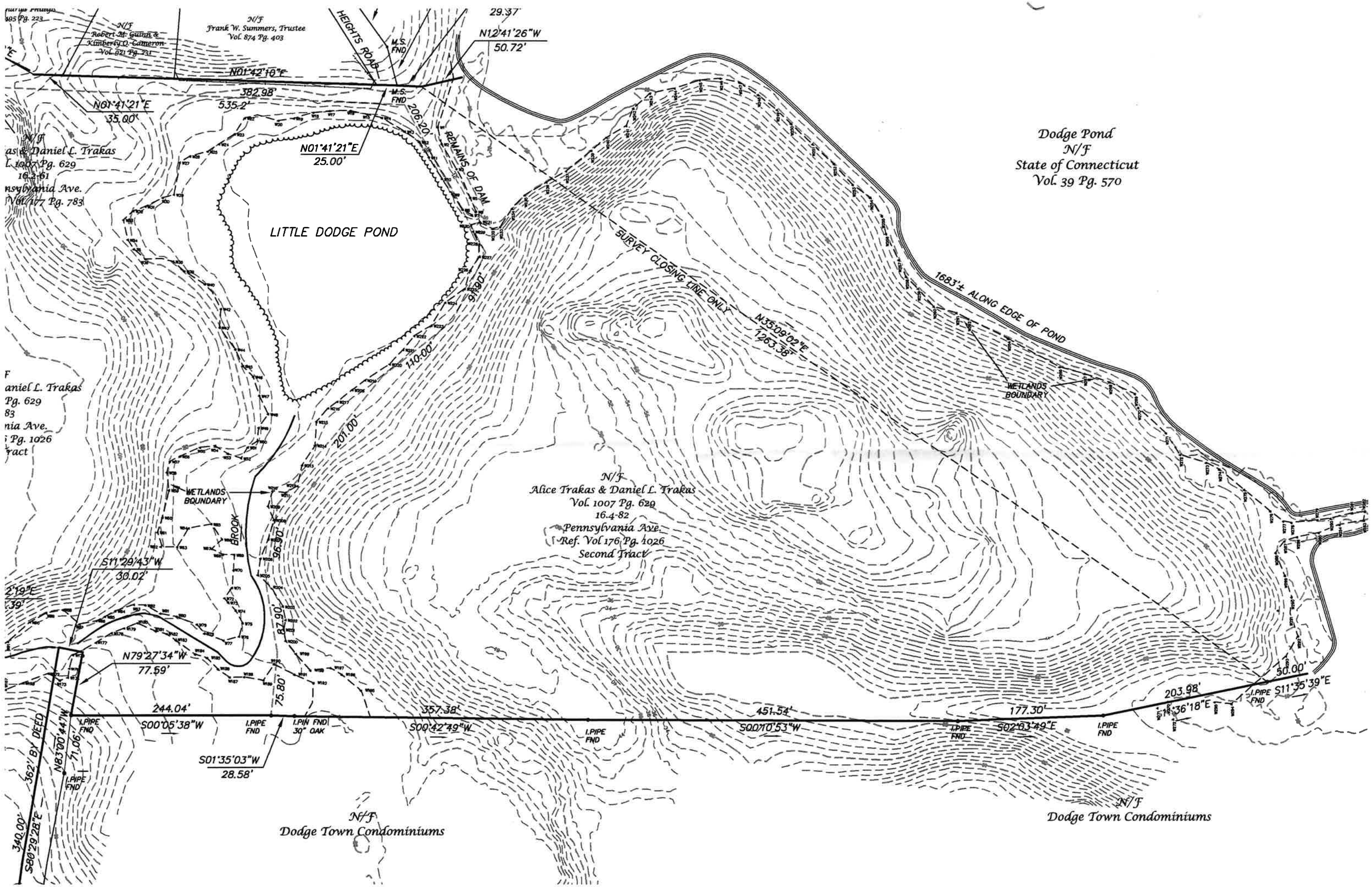
Judge/Clerk

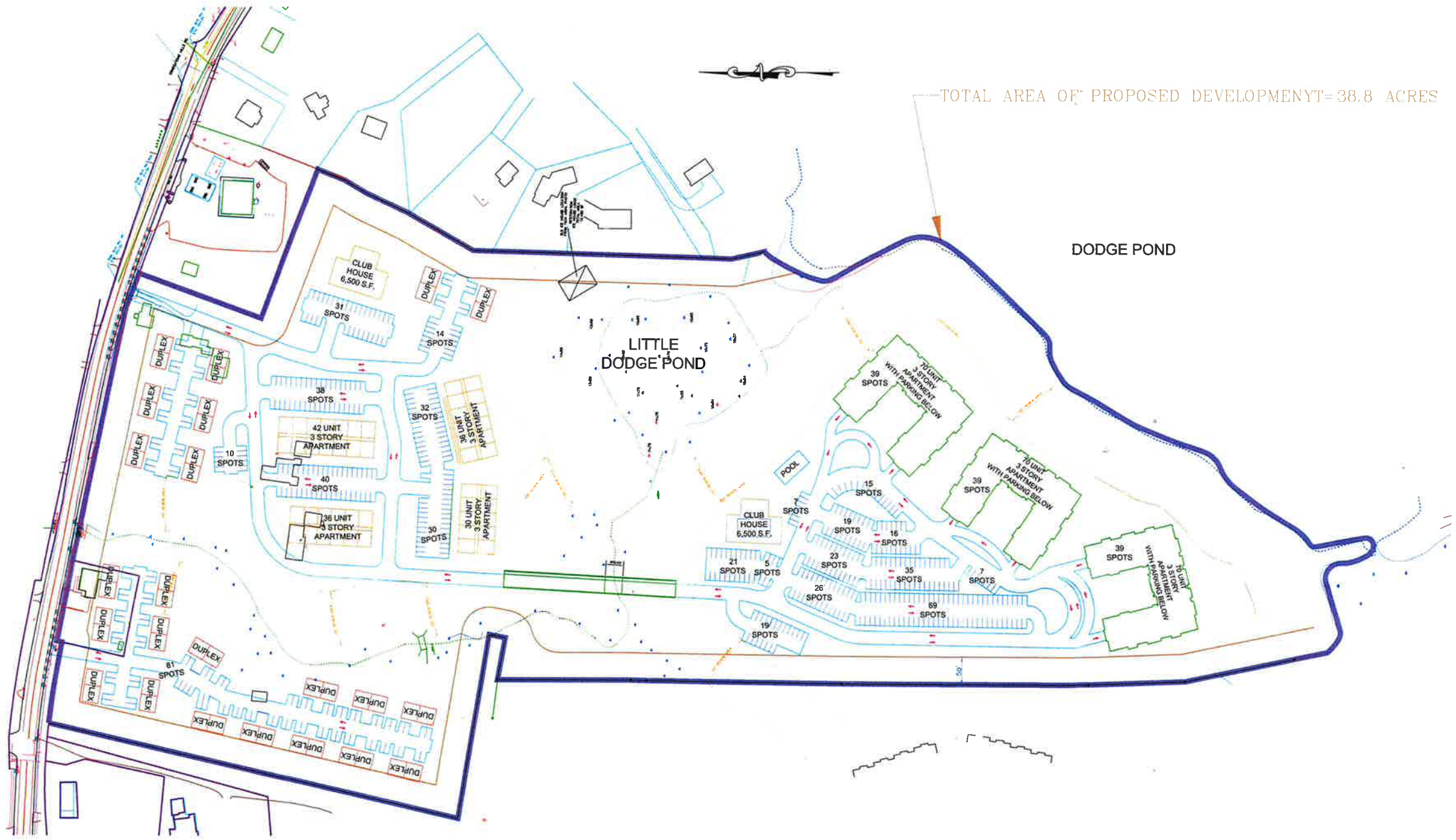
FOR COURT USE ONLY

Sent to: Daniel Trakas

Date sent: March 11, 2025

Note to fiduciary: Record this certificate with the town clerk for each town or city in which the real property is located.


N/F
Frank W. Summers, Trustee
Vol. 874 Pg. 403
N/F
Robert M. Gunn &
Kimberly O. Cameron
Vol. 821 Pg. 231
HEIGHTS ROAD
M.S. FND
29.37'
N12°41'26"W
50.72'
N01°42'10"E
382.98'
535.2'
N01°41'21"E
35.00'
M.S. FND
206.20'
N01°41'21"E
25.00'
REMAINS OF DAM
LITTLE DODGE POND
Dodge Pond
N/F
State of Connecticut
Vol. 39 Pg. 570
SURVEY CLOSING LINE ONLY
N35°09'02"E
1263.38'
1683'± ALONG EDGE OF POND
WETLANDS BOUNDARY
N/F
Alice Trakas & Daniel L. Trakas
Vol. 1007 Pg. 629
16.4-82
Pennsylvania Ave.
Ref. Vol 176 Pg. 1026
Second Tract
WETLANDS BOUNDARY
BROOK
S11°29'43"W
30.02'
N79°27'34"W
77.59'
244.04'
S00°05'38"W
I.PIPE FND
I.PIPE FND
I.PIN FND 30" OAK
S01°35'03"W
28.58'
357.38'
S00°42'49"W
I.PIPE FND
451.54'
S00°10'53"W
I.PIPE FND
177.30'
S02°03'49"E
I.PIPE FND
203.98'
S16°36'18"E
I.PIPE FND
50.00'
S11°35'39"E
N/F
Dodge Town Condominiums
N/F
Dodge Town Condominiums
362' BY DEED
N83°00'44"W
71.06'
340.00'
S80°29'28"E



BUILDING/BEDROOM COUNT FRONT ENDERLEY

2 BEDROOM DUPLEX -46
4-APARTMENT BUILDINGS - 144 -2 BEDROOM UNITS
TOTAL UNIT COUNT = 190 - 2 BEDROOM ELDERLEY UNITS
SEWER FLOW @ 300 GPD/2 BEDROOM UNIT x 190 UNITS =57,000 GPD
CLUB HOUSE FLOW ESTIMATED @ 400 GPD
TOTAL SEWAGE FLOW FRONT SECTION=57,400 GPD
218 PARKING SPOTS

BUILDING/BEDROOM COUNT BACK SECTION NON-AGE RESTRICTED

50 - 1 BEDROOM UNITS
160- 2 BEDROOM UNITS
210 UNITS TOTAL
SEWER FLOW @ 150 GPD/1 BEDROOM UNIT x 50 UNITS = 7,500 GPD
SEWER FLOW @ 300 GPD/2 BEDROOM UNIT x 160 UNITS = 48,000 GPD
CLUB HOUSE/POOL DESIGN FLOW=1,000
TOTAL FLOW BACK SECTION = 56,500 GPD

379 PARKING SPOTS

SEWER FLOW FOR FULL SITE = 57,400+56,500 +450 GPD FOR EXISTING HOUSE=114,350 GPD

LEGEND

- DEEP TEST HOLE
- PERCOLATION TEST
- IRON PIPE RECOVERED
- IRON PIN RECOVERED
- MERESTONE RECOVERI
- CONNECTICUT HIGHWA
- DRILL HOLE RECOVERI
- IRON PIN TO BE SET
- DRILL HOLE TO BE SE
- MONUMENT TO BE SE
- EXISTING CONTOUR
- 300 PROPOSED CONTOUR
- BUILDING LINE
- W WATER LINE
- U UTILITIES (PHONE,ELEC
- UTILITY POLE
- 98x0 EXISTING SPOT ELEV.
- 98x0 PROPOSED SPOT ELEV
- STONE WALL
- WIRE FENCE
- TREE LINE / LIMITS O
- WETLANDS FLAGS

THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM J. ROBERT PFANNER & ASSOCIATES P.C. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT

DRAWN BY: RDP DATE: AUGUST 5, 2025

NO.	DATE	DESCRIPTION	BY

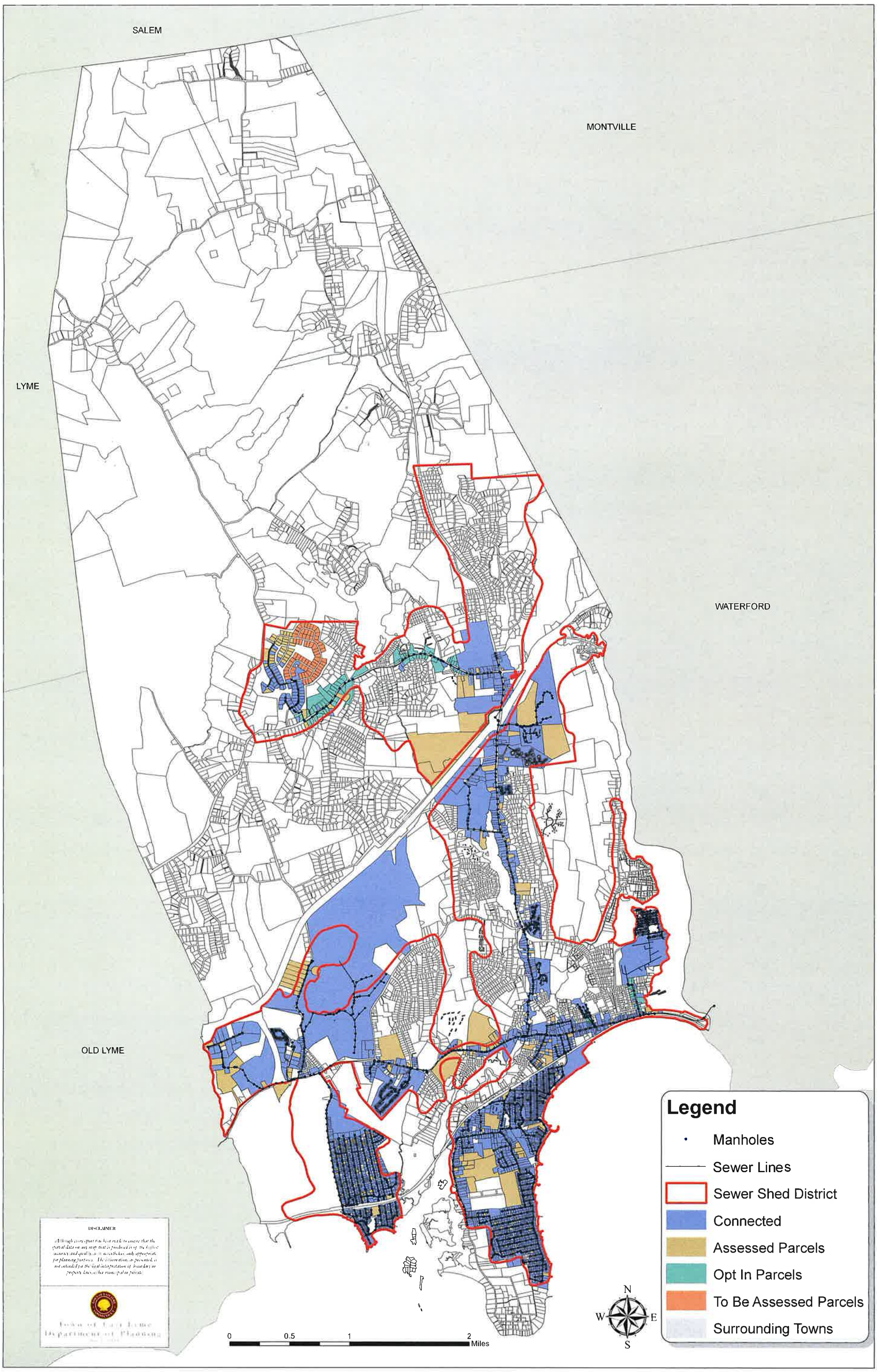
REVISIONS

J.ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
37 GRAND STREET NIANTIC, CONNECTICUT 06357
TEL. 860-739-6216 FAX 860-739-0693

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

TITLE: Concept Layout Trakas Commons on DODGE POND Sewer Allocation

LOCATION: PENNSYLVANIA AVE. NIANTIC CT.


SALEM
MONTVILLE
LYME
WATERFORD
OLD LYME
Legend
Manholes
Sewer Lines
Sewer Shed District
Connected
Assessed Parcels
Opt In Parcels
To Be Assessed Parcels
Surrounding Towns
0
0.5
1
2
Miles
N
W
E
S
DISCLAIMER
Town of Old Lyme
Department of Planning

Town of East Lyme
Water Fund - Revenues and Expenditures
August 26th, 2025 Meeting

Revenues as of 6/30/25

Org	Object	Description	Original Approp	Transfers/ Adjstmts	Revised Budget	YTD Actual	Encumbrances	2025 Available
2851000	46101	INTEREST INCOME	(70,000.00)	-	(70,000.00)	(62,071.79)	-	(7,928.21)
2851000	48991	MISCELLANEOUS REVENUE	-	-	-	(11,640.50)	-	11,640.50
2851000	48996	MISC FEES	(35,000.00)	-	(35,000.00)	(12,731.04)	-	(22,268.96)
2851000	49550	USE OF RESERVES	(25,962.00)	-	(25,962.00)	(26.38)	-	(25,935.62)
2851000	49600	MONTHLY METERED WATER SERVICE	-	-	-	(267,320.99)	-	267,320.99
2851000	49601	METERED WATER SERVICE	(4,079,577.00)	-	(4,079,577.00)	(3,758,649.20)	-	(320,927.80)
2851000	49602	DELINQUENT INTEREST	(30,000.00)	-	(30,000.00)	(28,863.83)	-	(1,136.17)
2851000	49603	BENEFIT CHARGES	(7,500.00)	-	(7,500.00)	(23,900.00)	-	16,400.00
2851000	49604	ASSESSMENT CHARGES	(15,000.00)	-	(15,000.00)	(1,700.00)	-	(13,300.00)
2851000	49605	CONNECTION CHARGES	(45,000.00)	-	(45,000.00)	(30,235.00)	-	(14,765.00)
2851000	49606	SEWER PORTION OF METERS	(80,500.00)	-	(80,500.00)	(80,500.00)	-	-
2851000	49607	SALE OF METERS/ HYDRANTS	(5,000.00)	-	(5,000.00)	(833.36)	-	(4,166.64)
2851000	49608	PRIVATE HYDRANT FEES	(72,300.00)	-	(72,300.00)	(64,413.24)	-	(7,886.76)
2851000	49609	TOWN FIRE HYDRANT PROTECTION	(69,410.00)	-	(69,410.00)	(69,410.00)	-	-
2851000	49610	LEASE/RENTALS	(84,171.00)	-	(84,171.00)	(94,329.98)	-	10,158.98
2851000	49611	INSPECTION FEES	(15,000.00)	-	(15,000.00)	-	-	(15,000.00)
2851000	49613	PERMITS	-	-	-	(6,070.00)	-	6,070.00
2851000	49614	DELINQUENT INT ASSESSMENTS	(1,000.00)	-	(1,000.00)	-	-	(1,000.00)
2851000	49615	LIEN FEES	-	-	-	(600.00)	-	600.00
2851000	49617	NON-PAYMENT FEES	-	-	-	(19,802.78)	-	19,802.78
2851000	49619	BACKFLOW DEVICE TESTING	-	-	-	(740.00)	-	740.00
		Total Revenues	(4,635,420.00)	-	(4,635,420.00)	(4,533,838.09)	-	(101,581.91)
						97.81%		

EAST LYME
WATER & SEWER COMMISSION

AUG 26 2025

AGENDA# 11

Expenditures as of 6/30/25

Org	Object	Description	Original Approp	Transfers/ Adjstmts	Revised Budget	YTD Actual	Encumbrances	2025 Available
2851000	51618	PW, FINANCE DIR & UTL ENG SAL	245,600.00	10,000.00	255,600.00	211,528.30	-	44,071.70
2851000	51619	FIELD PERSONNEL SALARIES	691,000.00	-	691,000.00	690,933.60	-	66.40
2851000	51625	ADMIN ASSISTANT SALARY	80,900.00	-	80,900.00	72,888.35	-	8,011.65
2851000	51630	FIELD PERSONNEL OVERTIME	92,800.00	(20,000.00)	72,800.00	73,727.82	-	(927.82)
2851000	52200	FICA/ MEDICARE	85,000.00	-	85,000.00	72,225.27	-	12,774.73
2851000	52250	EMPLOYEE BENEFITS & PENSIONS	343,000.00	-	343,000.00	254,109.32	-	88,890.68
2851000	53010	OUTSIDE SERVICES	183,790.00	-	183,790.00	173,207.84	1,473.48	9,108.68
2851000	53500	NEW SERVICES	10,000.00	15,000.00	25,000.00	17,742.65	4,274.00	2,983.35
2851000	53520	NEW METERS	15,000.00	-	15,000.00	10,488.13	425.00	4,086.87
2851000	53521	INTERCONNECTION	100,440.00	(90,598.00)	9,842.00	9,841.74	-	0.26
2851000	54302	PUMP STATION MAINTENANCE	25,000.00	(15,000.00)	10,000.00	2,478.12	-	7,521.88
2851000	54304	MAINTENANCE OF WELLS	175,000.00	5,598.00	180,598.00	162,266.19	3,898.05	14,433.76
2851000	54309	VEHICLE MAINTENANCE	11,000.00	10,000.00	21,000.00	19,919.20	1,888.48	(807.68)
2851000	54311	MAINTENANCE OF HYDRANTS	5,000.00	-	5,000.00	4,034.36	-	965.64
2851000	54312	MAINTENANCE OF TRANSMISSION	120,000.00	10,000.00	130,000.00	107,802.41	17,599.42	4,598.17
2851000	54313	MAINTENANCE OF O&M	16,640.00	-	16,640.00	16,587.32	825.85	(773.17)
2851000	54421	VEHICLE ACQUISITION PAYMENT	88,255.00	-	88,255.00	64,010.60	-	24,244.40
2851000	55200	PROPERTY LIABILITY INSURANCE	26,700.00	-	26,700.00	26,700.00	-	-
2851000	55915	CONTINGENCY	100,000.00	71,000.00	171,000.00	12,181.67	7,700.00	151,118.33
2851000	56195	CHEMICALS	400,000.00	-	400,000.00	304,630.96	10,000.00	85,369.04
2851000	56220	ELECTRICITY	390,000.00	-	390,000.00	305,392.54	-	84,607.46
2851000	56270	FUEL - UNLEADED/DIESEL	39,000.00	-	39,000.00	37,049.61	-	1,950.39
2851000	57310	TOOLS & EQUIPMENT	10,000.00	1,000.00	11,000.00	8,231.78	-	2,768.22
2851000	57320	COMMUNICATIONS EQUIPMENT	9,000.00	3,000.00	12,000.00	10,252.31	-	1,747.69
2851000	58320	BONDS INTEREST	306,602.00	-	306,602.00	118,096.82	-	188,505.18
2851000	58790	BONDS PRINCIPAL	693,942.00	-	693,942.00	319,586.89	-	374,355.11
2851000	58900	TRAINING	25,400.00	-	25,400.00	23,703.82	192.95	1,503.23
2851000	59020	OPERATING TRF OUT	70,000.00	-	70,000.00	70,000.00	-	-
2851000	59030	CAPITAL	200,000.00	-	200,000.00	75,000.14	-	124,999.86
2851000	59105	TRANSFER IN/OUT	76,351.00	-	76,351.00	76,351.00	-	-
		Total Expenditures	4,635,420.00	-	4,635,420.00	3,350,968.76	48,277.23	1,236,174.01
						72.29%		

Town of East Lyme
Water Fund - Revenues and Expenditures
August 26th, 2025 Meeting

Revenues as of 8/20/25

Org	Object	Description	Original Approp	Transfers/ Adjstmts	Revised Budget	YTD Actual	Encumbrances	2026 Available
2851000	46101	INTEREST INCOME	(20,000.00)	-	(20,000.00)	(3,665.65)	-	(16,334.35)
2851000	48991	MISCELLANEOUS REVENUE	(3,000.00)	-	(3,000.00)	(5,105.00)	-	2,105.00
2851000	48996	MISC FEES	(5,000.00)	-	(5,000.00)	(251.01)	-	(4,748.99)
2851000	49600	MONTHLY METERED WATER SERVICE	(337,010.00)	-	(337,010.00)	(25,102.20)	-	(311,907.80)
2851000	49601	METERED WATER SERVICE	(4,456,455.00)	-	(4,456,455.00)	(11,216.82)	-	(4,445,238.18)
2851000	49602	DELINQUENT INTEREST	(20,000.00)	-	(20,000.00)	-	-	(20,000.00)
2851000	49603	BENEFIT CHARGES	(5,000.00)	-	(5,000.00)	-	-	(5,000.00)
2851000	49604	ASSESSMENT CHARGES	(3,000.00)	-	(3,000.00)	(300.00)	-	(2,700.00)
2851000	49605	CONNECTION CHARGES	(25,000.00)	-	(25,000.00)	(34,700.00)	-	9,700.00
2851000	49606	SEWER PORTION OF METERS	(88,550.00)	-	(88,550.00)	-	-	(88,550.00)
2851000	49608	PRIVATE HYDRANT FEES	(91,809.00)	-	(91,809.00)	-	-	(91,809.00)
2851000	49609	TOWN FIRE HYDRANT PROTECTION	(76,351.00)	-	(76,351.00)	-	-	(76,351.00)
2851000	49610	LEASE/RENTALS	(84,000.00)	-	(84,000.00)	(12,795.37)	-	(71,204.63)
2851000	49613	PERMITS	(900.00)	-	(900.00)	(725.00)	-	(175.00)
2851000	49617	NON-PAYMENT FEES	(20,000.00)	-	(20,000.00)	-	-	(20,000.00)
		Total Revenues	(5,236,075.00)	-	(5,236,075.00)	(93,861.05)	-	(5,142,213.95)
						1.79%		

Expenditures as of 8/20/25

Org	Object	Description	Original Approp	Transfers/ Adjstmts	Revised Budget	YTD Actual	Encumbrances	2026 Available
2851000	51618	PW, FINANCE DIR & UTL ENG SAL	224,000.00	-	224,000.00	33,149.76	-	190,850.24
2851000	51619	FIELD PERSONNEL SALARIES	727,000.00	-	727,000.00	80,035.16	-	646,964.84
2851000	51625	ADMIN ASSISTANT SALARY	86,000.00	-	86,000.00	18,260.65	-	67,739.35
2851000	51630	FIELD PERSONNEL OVERTIME	62,500.00	-	62,500.00	15,309.94	-	47,190.06
2851000	51905	STIPEND/LONGEVITY	30,800.00	-	30,800.00	200.00	-	30,600.00
2851000	52100	LIFE INSURANCE/OTHER	2,400.00	-	2,400.00	-	-	2,400.00
2851000	52200	FICA/ MEDICARE	84,100.00	-	84,100.00	11,823.52	-	72,276.48
2851000	52250	EMPLOYEE BENEFITS & PENSIONS	-	-	-	1,613.08	-	(1,613.08)
2851000	52700	WORKERS' COMPENSATION	14,900.00	-	14,900.00	-	-	14,900.00
2851000	52800	HEALTH INSURANCE	324,300.00	-	324,300.00	50,342.71	225,279.86	48,677.43
2851000	52905	RETIREMENT SEVERANCE	49,000.00	-	49,000.00	-	-	49,000.00
2851000	53010	OUTSIDE SERVICES	206,016.00	-	206,016.00	576.09	80,856.98	124,582.93
2851000	53500	NEW SERVICES	10,000.00	-	10,000.00	(25,000.00)	10,000.00	25,000.00
2851000	53520	NEW METERS	15,000.00	-	15,000.00	(296.75)	-	15,296.75
2851000	53521	INTERCONNECTION	30,000.00	-	30,000.00	-	-	30,000.00
2851000	54302	PUMP STATION MAINTENANCE	20,000.00	-	20,000.00	-	15,170.00	4,830.00
2851000	54304	MAINTENANCE OF WELLS	188,220.00	-	188,220.00	1,101.75	194,809.68	(7,691.43)
2851000	54309	VEHICLE MAINTENANCE	15,000.00	-	15,000.00	-	6,416.55	8,583.45
2851000	54311	MAINTENANCE OF HYDRANTS	6,000.00	-	6,000.00	116.72	-	5,883.28
2851000	54312	MAINTENANCE OF TRANSMISSION	120,000.00	-	120,000.00	3,597.78	93,521.66	22,880.56
2851000	54313	MAINTENANCE OF O&M	17,500.00	-	17,500.00	(524.75)	3,037.04	14,987.71
2851000	54421	VEHICLE ACQUISITION PAYMENT	97,579.00	-	97,579.00	17,689.16	-	79,889.84
2851000	55200	PROPERTY LIABILITY INSURANCE	29,000.00	-	29,000.00	-	-	29,000.00
2851000	55915	CONTINGENCY	100,000.00	-	100,000.00	4,095.00	3,575.00	92,330.00
2851000	56101	UNIFORM	12,100.00	-	12,100.00	-	-	12,100.00
2851000	56195	CHEMICALS	400,000.00	-	400,000.00	19,112.29	325,887.71	55,000.00
2851000	56220	ELECTRICITY	440,000.00	-	440,000.00	26,390.72	400,000.00	13,609.28
2851000	56270	FUEL - UNLEADED/DIESEL	40,500.00	-	40,500.00	209.47	3,000.00	37,290.53
2851000	57310	TOOLS & EQUIPMENT	10,000.00	-	10,000.00	-	1,711.90	8,288.10
2851000	57320	COMMUNICATIONS EQUIPMENT	10,500.00	-	10,500.00	-	-	10,500.00
2851000	58320	BONDS INTEREST	759,159.00	-	759,159.00	9,551.44	-	749,607.56
2851000	58790	BONDS PRINCIPAL	278,274.00	-	278,274.00	26,922.22	-	251,351.78
2851000	58900	TRAINING	14,700.00	-	14,700.00	1,190.00	1,030.00	12,480.00
2851000	59020	OPERATING TRF OUT	70,000.00	-	70,000.00	-	-	70,000.00
2851000	59030	CAPITAL	200,000.00	-	200,000.00	-	-	200,000.00
2851000	59035	CAPITAL RESERVE	461,359.00	-	461,359.00	-	-	461,359.00
2851000	59105	TRANSFER IN/OUT	80,168.00	-	80,168.00	-	-	80,168.00
		Total Expenditures	5,236,075.00	-	5,236,075.00	295,465.96	1,364,296.38	3,576,312.66
						5.64%		

Town of East Lyme
Sewer Fund - Revenues and Expenditures
August 26th, 2025 Meeting

Revenues as of 8/20/25

Org	Object	Description	Original Approp	Transfers/ Adjstmts	Revised Budget	YTD Actual	Encumbrances	2026 Available
6001000	46101	INTEREST INCOME	(10,000.00)	-	(10,000.00)	-	-	(10,000.00)
6001000	48991	MISCELLANEOUS REVENUE	-	-	-	(1,900.00)	-	1,900.00
6001000	49100	INTERFUND TRANSFERS	(305,009.00)	-	(305,009.00)	-	-	(305,009.00)
6001000	49600	MONTHLY METERED SEWER SERVICE	(580,310.00)	-	(580,310.00)	-	-	(580,310.00)
6001000	49601	METERED WATER SERVICE	(2,224,181.00)	-	(2,224,181.00)	(7,482.51)	-	(2,216,698.49)
6001000	49602	DELINQUENT INTEREST	(10,000.00)	-	(10,000.00)	-	-	(10,000.00)
6001000	49611	INSPECTION FEES	-	-	-	-	-	-
6001000	49612	MAINTENANCE FEES	(7,800.00)	-	(7,800.00)	-	-	(7,800.00)
6001000	49613	PERMITS	(3,000.00)	-	(3,000.00)	(650.00)	-	(2,350.00)
6001000	49615	LIEN FEES	-	-	-	-	-	-
6001000	49617	NON-PAYMENT FEES	-	-	-	(50.00)	-	50.00
6001000	49999	NON BUDGET REVENUES	-	-	-	-	-	-
		Total Revenues	(3,140,300.00)	-	(3,140,300.00)	(10,082.51)	-	(3,130,217.49)
						0.32%		

Expenditures as of 8/20/25

Org	Object	Description	Original Approp	Transfers/ Adjstmts	Revised Budget	YTD Actual	Encumbrances	2026 Available
6001000	52200	FICA/ MEDICARE	48,100.00	-	48,100.00	606.60	-	47,493.40
6001001	51619	FIELD SALARIES & WAGES	354,600.00	-	354,600.00	38,312.27	-	316,287.73
6001001	51630	FIELD OVERTIME	41,300.00	-	41,300.00	5,798.95	-	35,501.05
6001001	51905	STIPEND/LONGEVITY	20,450.00	-	20,450.00	2,100.00	-	18,350.00
6001001	52100	LIFE INSURANCE/OTHER	1,800.00	-	1,800.00	-	-	1,800.00
6001001	52200	FIELD PERSONNEL BENEFITS	-	-	-	2,325.15	1,260.00	(3,585.15)
6001001	52700	WORKERS' COMPENSATION	19,100.00	-	19,100.00	-	-	19,100.00
6001001	52800	HEALTH INSURANCE	153,300.00	-	153,300.00	27,858.90	139,185.18	(13,744.08)
6001001	52905	RETIREMENT SEVERANCE	24,500.00	-	24,500.00	-	-	24,500.00
6001001	54302	PUMP STATION MAINTENANCE	85,000.00	-	85,000.00	847.97	31,989.23	52,162.80
6001001	54304	MAINTENANCE OF WET WELLS	70,000.00	-	70,000.00	406.11	32,000.00	37,593.89
6001001	54306	MAINTENANCE OF SYSTEMS	15,000.00	-	15,000.00	-	2,609.66	12,390.34
6001001	54307	INFILTRATION/ INFLOW IMPROVEM	3,000.00	-	3,000.00	-	500.00	2,500.00
6001001	54308	TREATMENT PLANT & SYS FEE	875,000.00	-	875,000.00	213,897.23	626,102.77	35,000.00
6001001	54309	VEHICLE MAINTENANCE	10,000.00	-	10,000.00	-	1,000.00	9,000.00
6001001	54313	MAINTENANCE OF O&M	18,000.00	-	18,000.00	552.77	6,982.30	10,464.93
6001001	55300	TELEPHONES	5,900.00	-	5,900.00	-	480.00	5,420.00
6001001	56100	MATERIALS & SUPPLIES	12,500.00	-	12,500.00	-	2,559.99	9,940.01
6001001	56195	CHEMICALS	160,000.00	-	160,000.00	-	150,025.00	9,975.00
6001001	56205	UTILITIES	222,000.00	-	222,000.00	18,165.17	-	203,834.83
6001001	56270	FUEL OIL & GASOLINE	27,200.00	-	27,200.00	-	500.00	26,700.00
6001002	51619	ADMIN SALARIES & WAGES	212,000.00	-	212,000.00	2,144.42	-	209,855.58
6001002	53010	OUTSIDE SERVICES	34,100.00	-	34,100.00	2,205.00	18,005.00	13,890.00
6001002	53220	PROFESSIONAL DEVELOPMENT	6,000.00	-	6,000.00	-	1,200.00	4,800.00
6001002	53420	LEGAL & ACCOUNTING	29,800.00	-	29,800.00	-	7,500.00	22,300.00
6001002	55200	INSURANCE P, D & L	41,700.00	-	41,700.00	-	-	41,700.00
6001002	56100	SUPPLIES & MISC	2,500.00	-	2,500.00	-	500.00	2,000.00
6001002	56101	UNIFORM	8,900.00	-	8,900.00	-	3,500.00	5,400.00
6001003	54370	NEW SERVICES/ PROJECTS	88,550.00	-	88,550.00	-	-	88,550.00
6001003	55915	CONTINGENCY	50,000.00	-	50,000.00	-	-	50,000.00
6001003	58790	BONDS PRINCIPAL	100,000.00	-	100,000.00	-	-	100,000.00
6001003	59030	CAPITAL REPLACEMENT RESERVE	400,000.00	-	400,000.00	-	-	400,000.00
		Total Expenditures	3,140,300.00	-	3,140,300.00	315,220.54	1,025,899.13	1,799,180.33
						10.04%		

Town of East Lyme
Sewer Fund - Revenues and Expenditures
August 26th, 2025 Meeting

Revenues as of 6/30/25

Org	Object	Description	Original Approp	Transfers/ Adjstmts	Revised Budget	YTD Actual	Encumbrances	2025 Available
6001000	46101	INTEREST INCOME	(35,000.00)	-	(35,000.00)	(7,154.32)	-	(27,845.68)
6001000	48991	MISCELLANEOUS REVENUE	-	-	-	(465.64)	-	465.64
6001000	49100	INTERFUND TRANSFERS	(318,365.00)	-	(318,365.00)	(318,365.00)	-	-
6001000	49600	MONTHLY METERED SEWER SERVICE	(2,053,495.00)	1,579,217.00	(474,278.00)	(550,599.44)	-	76,321.44
6001000	49601	METERED WATER SERVICE	(474,278.00)	(1,579,217.00)	(2,053,495.00)	(2,148,961.03)	-	95,466.03
6001000	49602	DELINQUENT INTEREST	(10,000.00)	-	(10,000.00)	(11,299.35)	-	1,299.35
6001000	49611	INSPECTION FEES	-	-	-	-	-	-
6001000	49612	MAINTENANCE FEES	(7,800.00)	-	(7,800.00)	(8,519.95)	-	719.95
6001000	49613	PERMITS	(3,000.00)	-	(3,000.00)	(2,290.00)	-	(710.00)
6001000	49615	LIEN FEES	-	-	-	-	-	-
6001000	49617	NON-PAYMENT FEES	-	-	-	-	-	-
6001000	49999	NON BUDGET REVENUES	-	-	-	-	-	-
		Total Revenues	(2,901,938.00)	-	(2,901,938.00)	(3,047,654.73)	-	145,716.73
						105.02%		

Expenditures as of 6/30/25

Org	Object	Description	Original Approp	Transfers/ Adjstmts	Revised Budget	YTD Actual	Encumbrances	2025 Available
6001000	52200	FICA/ MEDICARE	47,800.00	(715.47)	47,084.53	37,864.13	-	9,220.40
6001000	54420	VEHICLE/ EQUIP LEASE	1,498.00	2,995.52	4,493.52	4,493.52	-	-
6001001	51619	FIELD SALARIES & WAGES	335,100.00	715.47	335,815.47	331,819.07	-	3,996.40
6001001	51630	FIELD OVERTIME	60,800.00	-	60,800.00	44,385.12	-	16,414.88
6001001	52200	FIELD PERSONNEL BENEFITS	162,000.00	400.00	162,400.00	165,760.67	93.93	(3,454.60)
6001001	54302	PUMP STATION MAINTENANCE	85,000.00	36,403.34	121,403.34	56,463.09	1,445.42	63,494.83
6001001	54304	MAINTENANCE OF WET WELLS	70,000.00	-	70,000.00	50,425.08	-	19,574.92
6001001	54306	MAINTENANCE OF SYSTEMS	13,000.00	27,980.05	40,980.05	39,951.09	-	1,028.96
6001001	54307	INFILTRATION/ INFLOW IMPROVEM	2,000.00	-	2,000.00	-	-	2,000.00
6001001	54308	TREATMENT PLANT & SYS FEE	1,107,000.00	(361,390.61)	745,609.39	745,609.39	-	-
6001001	54309	VEHICLE MAINTENANCE	9,000.00	-	9,000.00	8,259.71	1,000.00	(259.71)
6001001	54313	MAINTENANCE OF O&M	16,640.00	2,360.00	19,000.00	16,994.64	0.03	2,005.33
6001001	55300	TELEPHONES	5,900.00	(1,500.00)	4,400.00	3,673.36	2,400.00	(1,673.36)
6001001	56100	MATERIALS & SUPPLIES	11,500.00	-	11,500.00	12,451.93	1,688.02	(2,639.95)
6001001	56195	CHEMICALS	140,000.00	20,000.00	160,000.00	144,382.02	-	15,617.98
6001001	56205	UTILITIES	200,000.00	15,000.00	215,000.00	172,971.38	(0.03)	42,028.65
6001001	56270	FUEL OIL & GASOLINE	28,200.00	(5,000.00)	23,200.00	16,625.65	-	6,574.35
6001002	51619	ADMIN SALARIES & WAGES	227,700.00	-	227,700.00	229,140.28	-	(1,440.28)
6001002	53010	OUTSIDE SERVICES	32,100.00	14,600.00	46,700.00	35,323.44	-	11,376.56
6001002	53220	PROFESSIONAL DEVELOPMENT	4,000.00	-	4,000.00	1,026.50	-	2,973.50
6001002	53420	LEGAL & ACCOUNTING	18,300.00	5,000.00	23,300.00	26,190.04	-	(2,890.04)
6001002	55200	INSURANCE P, D & L	41,400.00	(1,700.00)	39,700.00	39,700.00	-	-
6001002	56100	SUPPLIES & MISC	2,500.00	1,210.61	3,710.61	2,712.64	-	997.97
6001003	54370	NEW SERVICES/ PROJECTS	80,500.00	-	80,500.00	80,500.00	-	-
6001003	55915	CONTINGENCY	50,000.00	(31,164.91)	18,835.09	12,022.31	-	6,812.78
6001003	58790	BONDS PRINCIPAL	-	-	-	-	-	-
6001003	59030	CAPITAL REPLACEMENT RESERVE	100,000.00	-	100,000.00	98,973.61	-	1,026.39
6001003	59105	TRANSFER IN/OUT	50,000.00	274,806.00	324,806.00	324,806.00	-	-
		Total Expenditures	2,901,938.00	-	2,901,938.00	2,702,524.67	6,627.37	192,785.96
						93.13%		

East Lyme Water Department
Monthly Report for July 2025

1. General Statistics

TASKS PERFORMED BY WATER DEPT	July 2025	TOTAL THIS YEAR	TOTAL LAST YEAR (Jan 1 to Dec 30)
Meters Installed (New Accounts)	2	4	18
New Meters In System	2	90	New / Total 6783 / 6872 or 98.7%
New Service Connections Installed	2	5	8
Services and Mains Repaired(1)	0	15	52
Total Gallons Pumped *Millions of Gallons*	55.107	250.704	633.811

(1) Repair or replacement of service line from main to curb stop.

EAST LYME
WATER & SEWER COMMISSION
AUG 26 2025
AGENDA# 14a

2. Monthly Average Day Demand (MADD)

	July 2025	July 2024	% Difference LY
Water Produced *Millon Gallons Daily*	1.933	2.115	-8.60%

MADD as a % of 3.16 MGD available water (24-hour pumping) = 61.18%
MADD as a % of 2.37 MGD available water (18-hour pumping) = 81.57%
Note: Available water based on 2005 Water Supply Plan and subsequent revisions approved February 20, 2007. Figures not adjusted for additional water available from New London during the summer months.

3. Significant Items

1.) Precipitation was 2.91 inches for the month. Well 5A entered streamflow-resitricted protocol on 7/29/25 joining Wells 3A & 3B, but all other wells are fully operational.

2.) Hydrant flushing has been paused since the end of June as we enter drier conditions and face seasonal demand and stream flow restrictions. A total of 133 hydrants were flushed in June, bringing the year-to-date total to 428, or about 1/2 of the system. During June, staff successfully completed flushing in the Downtown area, Oswegatchie Hills, and Pine Grove. Staff has noted that in many areas, flushing has progressed more quickly than in previous years. This improvement is likely due to the manganese treatment work completed at Well 2A, which has helped the mains run clearer in less time.

3.) Water department staff recently completed performing valve box work on roads that highway department is preparing to surface treat. This involves cutting out mis-aligned or broken valve boxes and bringing them to proper grade and then marking them so the paver avoids covering over the valves when the road is treated.

4.) Several wells operated under stream flow restrictions during a period of high seasonal demand, compounded by drought conditions and minimal rainfall. Overall demand was lower than in past years, likely due to a tighter system and improved monitoring through the smart meter infrastructure. While the New London interconnect remains available in an emergency, we have thus far met all system needs with our own well supply.

EAST LYME WATER DEPARTMENT

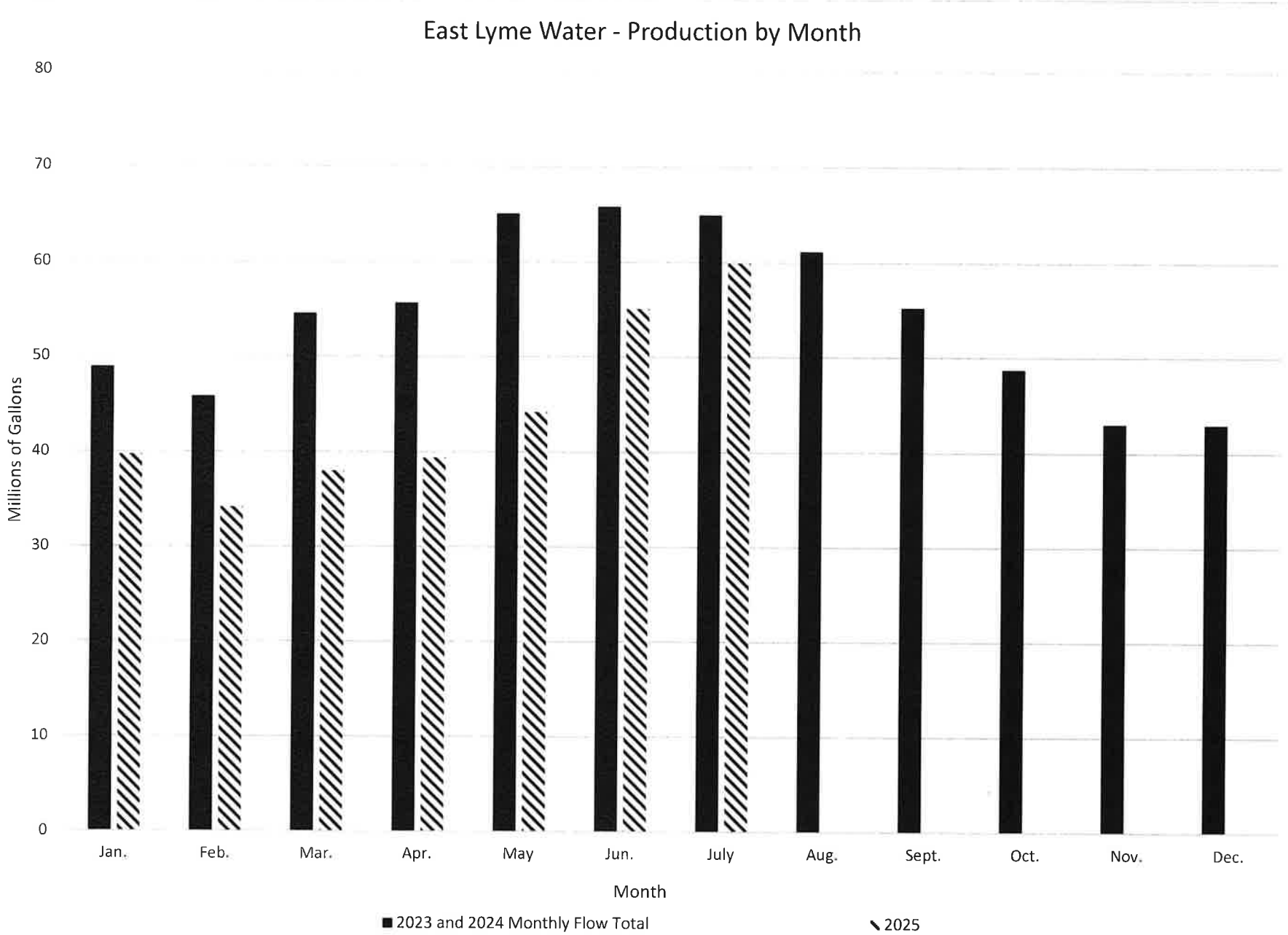
Historic Water Production in Million Gallons per Month

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	% +/- (Previous Year)	Monthly Precip. (in.)
Jan.	53.405	55.502	55.699	48.433	44.334	44.334	45.053	63.884	49.219	48.554	39.725	-18.18%	1.45
Feb.	50.538	58.426	56.887	41.951	44.733	47.832	41.912	61.236	47.891	43.782	34.226	-21.83%	3.88
Mar.	55.848	56.130	55.300	44.903	54.467	50.150	48.343	65.938	58.247	50.871	38.001	-25.30%	4.72
Apr.	54.891	56.931	49.606	46.231	52.493	48.753	49.554	60.322	59.939	51.362	39.406	-23.28%	3.68
May	68.621	65.388	58.395	51.915	57.692	55.327	57.411	65.009	70.825	59.312	44.239	-25.41%	8.74
Jun.	64.086	74.172	64.325	57.332	58.021	64.665	57.685	68.306	66.084	65.523	55.107	-15.90%	2.02
July	80.638	81.529	67.948	67.364	69.703	64.939	62.206	79.552	64.318	65.571	59.930	-8.60%	2.91
Aug.	71.557	73.078	62.844	61.898	65.912	66.044	63.933	75.649	58.913	63.419			
Sept.	62.752	56.264	48.592	52.642	58.151	56.757	55.281	56.869	54.729	55.774			
Oct.	56.829	53.767	45.152	48.004	51.836	48.088	53.507	54.484	48.969	48.476			
Nov.	56.798	51.876	39.400	51.065	45.917	40.639	52.801	54.519	44.729	41.463			
Dec.	59.049	53.697	45.664	40.675	48.171	40.399	56.781	53.467	46.355	39.704			
AVG	61.251	61.397	54.151	51.034	54.286	52.327	53.706	63.270	55.852	52.818	44.376		3.91
% +/- (Previous Year)		0.24%	-11.80%	-5.76%	6.37%	-3.61%	2.63%	17.81%	-11.72%	-5.43%	-15.98%		
% +/- Running Annual Average												-19.79%	

EAST LYME WATER DEPARTMENT

Historic Water Production in Million Gallons per Month

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	AVG. Previous Years	2025	% +/- (Previous Years)	Monthly Precip. (in.)
Jan.	53.405	55.502	55.699	48.433	44.334	44.334	45.053	63.884	49.219	48.554	51.096	39.725	-22.25%	1.45
Feb.	50.538	58.426	56.887	41.951	44.733	47.832	41.912	61.236	47.891	43.782	50.156	34.226	-31.76%	3.88
Mar.	55.848	56.130	55.300	44.903	54.467	50.150	48.343	65.938	58.247	50.871	54.370	38.001	-30.11%	4.72
Apr.	54.891	56.931	49.606	46.231	52.493	48.753	49.554	60.322	59.939	51.362	53.191	39.406	-25.92%	3.68
May	68.621	65.388	58.395	51.915	57.692	55.327	57.411	65.009	70.825	59.312	61.176	44.239	-27.69%	8.74
Jun.	64.086	74.172	64.325	57.332	58.021	64.665	57.685	68.306	66.084	65.523	63.853	55.107	-13.70%	2.02
July	80.638	81.529	67.948	67.364	69.703	64.939	62.206	79.552	64.318	65.571	70.911	59.930	-15.49%	2.91
Aug.	71.557	73.078	62.844	61.898	65.912	66.044	63.933	75.649	58.913	63.419	66.648			
Sept.	62.752	56.264	48.592	52.642	58.151	56.757	55.281	56.869	54.729	55.774	55.782			
Oct.	56.829	53.767	45.152	48.004	51.836	48.088	53.507	54.484	48.969	48.476	51.182			
Nov.	56.798	51.876	39.400	51.065	45.917	40.639	52.801	54.519	44.729	41.463	48.638			
Dec.	59.049	53.697	45.664	40.675	48.171	40.399	56.781	53.467	46.355	39.704	49.362			
Total	735.012	736.760	649.812	612.413	651.430	627.927	644.467	759.235	670.218	633.811	676.364	310.634		27.40
% +/- (Previous Year)		0.24%	-11.80%	-5.76%	6.37%	-3.61%	2.63%	17.81%	-11.72%	-5.43%				
% +/- Running Annual Average													-23.84%	


East Lyme Water - Production by Month
80
70
60
50
40
30
20
10
0
Millions of Gallons
Jan.
Feb.
Mar.
Apr.
May
Jun.
July
Aug.
Sept.
Oct.
Nov.
Dec.
Month
2023 and 2024 Monthly Flow Total
2025

EAST LYME WATER DEPARTMENT
Well Production Report - July 2025

Withdrawals	Well 1A		Well 2A		Well 3A		Well 3B		Well 4A		Well 5		Well 6		Wells 3A/3B	Wells 2A/3A/3B	Daily Total (Wells)	Water From NL	Water To NL	Daily Total (Wells & NL)(3)	
	(MGD)	(WL-ft)	(MGD)	(WL-ft)	(MGD)	(WL-ft)	(MGD)	(WL-ft)	(MGD)	(WL-ft)	(MGD)	(WL-ft)	(MGD)	(WL-ft)	(MGD)	(MGD)	(MGD)	(MGD)	(MGD)	(MGD)	
Max. Reg./Perm.(1,2)	1.160		0.864		0.560		0.993		0.547		0.780		0.440		0.993	1.857	4.784	1.000	1.000	5.784	
24-hr Pumping	1.160		0.648		0.446		0.993		0.324		0.619		0.440		1.439	2.087	4.630	0.500	NA	5.130	
18-hr Pumping	0.870		0.486		0.335		0.745		0.243		0.464		0.330		1.080	1.566	3.473	0.500	NA	3.973	
SFR 24-hr Pumping(2)	1.160		0.648		0.446		0.993		0.324		0.000		0.000		0.993	1.641	3.125	0.500	NA	3.625	
SFR 18-hr Pumping	0.870		0.486		0.335		0.745		0.243		0.000		0.000		0.745	1.231	2.344	0.500	NA	2.844	
Monthly Average	0.440		0.222		0.153		0.413		0.199		0.222		0.285		0.565	0.788	1.933	0.000	0.000	1.933	Precip
Date	"Alert" Trigger	12.0		4.0		15.0		20.0		6.0		18.0		22.0							inches
7/1/2025	0.409	17.0	0.204	32.0	0.139	42.6	0.374	36.1	0.144	13.00	0.224	10.5	0.272	32.8	0.513	0.717	1.766	0.000	0.000	1.766	0.15
7/2/2025	0.445	40.0	0.192	9.0	0.139	42.1	0.371	35.5	0.147	13.00	0.226	31.8	0.296	40.3	0.510	0.702	1.816	0.000	0.000	1.816	0.13
7/3/2025	0.425	40.0	0.220	32.0	0.138	13.5	0.376	23.9	0.144	13.00	0.289	8.7	0.301	40.4	0.514	0.734	1.893	0.000	0.000	1.893	0.00
7/4/2025	0.462	17.0	0.243	32.0	0.158	42.5	0.429	36.0	0.185	13.00	0.249	9.7	0.307	34.0	0.587	0.829	2.032	0.000	0.000	2.032	0.27
7/5/2025	0.395	40.0	0.264	9.0	0.178	42.4	0.482	35.8	0.169	13.00	0.210	31.9	0.263	40.3	0.660	0.924	1.961	0.000	0.000	1.961	0.00
7/6/2025	0.557	17.0	0.256	9.0	0.181	12.9	0.489	23.3	0.168	13.00	0.291	9.7	0.371	32.9	0.670	0.925	2.313	0.000	0.000	2.313	0.00
7/7/2025	0.424	40.0	0.208	31.0	0.138	42.2	0.368	35.7	0.138	13.00	0.233	10.2	0.283	40.0	0.506	0.714	1.792	0.000	0.000	1.792	0.00
7/8/2025	0.421	17.0	0.209	31.0	0.145	42.4	0.401	35.9	0.144	13.00	0.251	31.7	0.280	12.4	0.546	0.755	1.850	0.000	0.000	1.850	0.00
7/9/2025	0.236	40.0	0.267	9.0	0.181	13.5	0.483	23.4	0.194	13.00	0.214	31.5	0.157	40.1	0.664	0.931	1.732	0.000	0.000	1.732	0.50
7/10/2025	0.397	17.0	0.189	9.0	0.126	13.2	0.345	23.3	0.152	13.00	0.250	9.6	0.264	33.1	0.471	0.660	1.723	0.000	0.000	1.723	0.36
7/11/2025	0.398	40.0	0.188	9.0	0.130	13.7	0.354	23.5	0.144	13.00	0.215	30.8	0.264	40.3	0.484	0.671	1.692	0.000	0.000	1.692	0.06
7/12/2025	0.390	17.0	0.210	32.0	0.141	42.5	0.383	36.1	0.177	13.00	0.207	9.9	0.259	33.5	0.524	0.734	1.767	0.000	0.000	1.767	0.03
7/13/2025	0.407	40.0	0.227	31.0	0.157	42.5	0.425	35.7	0.288	13.00	0.206	31.9	0.271	40.2	0.582	0.808	1.980	0.000	0.000	1.980	0.00
7/14/2025	0.426	17.0	0.222	9.0	0.138	42.2	0.381	35.6	0.144	13.00	0.243	31.3	0.284	32.8	0.519	0.741	1.838	0.000	0.000	1.838	0.01
7/15/2025	0.405	17.0	0.238	32.0	0.177	13.6	0.474	23.4	0.149	13.00	0.196	10.4	0.269	32.6	0.651	0.889	1.908	0.000	0.000	1.908	0.90
7/16/2025	0.505	17.0	0.247	31.0	0.156	42.1	0.399	35.4	0.276	13.00	0.285	31.4	0.193	32.5	0.555	0.802	2.061	0.000	0.000	2.061	0.00
7/17/2025	0.487	17.0	0.244	9.0	0.170	13.1	0.459	23.6	0.151	13.00	0.256	9.8	0.225	34.0	0.629	0.873	1.992	0.000	0.000	1.992	0.00
7/18/2025	0.464	17.0	0.258	9.0	0.165	42.2	0.453	35.7	0.090	13.00	0.247	9.5	0.309	32.7	0.618	0.876	1.986	0.000	0.000	1.986	0.00
7/19/2025	0.484	17.0	0.259	9.0	0.177	13.5	0.480	23.1	0.105	13.00	0.273	31.3	0.322	32.9	0.657	0.916	2.100	0.000	0.000	2.100	0.00
7/20/2025	0.430	17.0	0.280	9.0	0.154	12.8	0.416	23.3	0.163	13.00	0.226	9.8	0.286	32.5	0.570	0.850	1.955	0.000	0.000	1.955	0.01
7/21/2025	0.425	40.0	0.155	8.0	0.153	14.6	0.416	23.8	0.139	13.00	0.230	31.3	0.283	39.9	0.569	0.724	1.800	0.000	0.000	1.800	0.28
7/22/2025	0.475	40.0	0.235	8.0	0.153	12.8	0.407	23.0	0.145	13.00	0.263	9.3	0.316	39.5	0.560	0.795	1.994	0.000	0.000	1.994	0.00
7/23/2025	0.422	17.0	0.271	9.0	0.204	41.9	0.546	35.1	0.159	13.00	0.228	31.1	0.281	32.3	0.750	1.021	2.111	0.000	0.000	2.111	0.00
7/24/2025	0.508	17.0	0.219	31.0	0.129	12.2	0.368	22.6	0.136	13.00	0.256	10.1	0.338	32.4	0.497	0.716	1.954	0.000	0.000	1.954	0.00
7/25/2025	0.509	17.0	0.215	9.0	0.159	13.4	0.423	22.9	0.141	13.00	0.279	8.9	0.338	32.2	0.582	0.797	2.064	0.000	0.000	2.064	0.00
7/26/2025	0.437	17.0	0.224	31.0	0.157	12.9	0.406	23.2	0.229	13.00	0.237	9.4	0.291	32.3	0.563	0.787	1.981	0.000	0.000	1.981	0.04
7/27/2025	0.387	40.0	0.239	9.0	0.163	41.5	0.456	34.8	0.202	13.00	0.208	10.4	0.259	39.7	0.619	0.858	1.914	0.000	0.000	1.914	0.02
7/28/2025	0.412	40.0	0.187	8.0	0.114	13.1	0.307	22.4	0.442	14.00	0.240	31.1	0.274	32.2	0.421	0.608	1.976	0.000	0.000	1.976	0.15
7/29/2025	0.484	31.0	0.317	4.0	0.187	42.0	0.520	35.4	0.416	13.00	0.139	9.0	0.322	32.1	0.707	1.025	2.385	0.000	0.000	2.385	0.00
7/30/2025	0.468	31.0	0.184	28.0	0.147	13.1	0.398	22.3	0.451	13.00	0.000	32.3	0.311	32.2	0.545	0.729	1.959	0.000	0.000	1.959	0.00
7/31/2025	0.536	30.0	0.023	9.0	0.074	14.2	0.210	22.9	0.433	13.00	0.000	32.7	0.357	32.0	0.284	0.307	1.634	0.000	0.000	1.634	0.00
Average	0.440	26.5	0.222	17.3	0.153	26.4	0.413	28.8	0.199	13.03	0.222	19.6	0.285	34.4	0.565	0.788	1.933	0.000	0.000	1.933	0.10
Minimum	0.236	17.0	0.023	4.0	0.074	12.2	0.210	22.3	0.090	13.00	0.000	8.7	0.157	12.4	0.284	0.307	1.634	0.000	0.000	1.634	0.00
Maximum	0.557	40.0	0.317	32.0	0.204	42.6	0.546	36.1	0.451	14.00	0.291	32.7	0.371	40.4	0.750	1.025	2.385	0.000	0.000	2.385	0.90
Total	13.630		6.890		4.728		12.800		6.166		6.871		8.846		17.528	24.418	59.930	0.000	0.000	59.930	2.91

% Recvd. of Total Monthly Demand	0.00		Total Monthly Demand
% of Total Sent to NL (Wells)		0.00	59.930
Running Total (water received 2023)	0.000		
Goal	14.850		
% of Goal	0.00		
Running Total (water sent to NL 2023)		0.000	
Goal		25.074	
% of Goal		0.00	

Notes:

MGD = Million Gallons Per Day

WL = Water (in feet) above the airline or pressure transducer (set approximately 4 ft above the pump suction for each well; 17 ft above suction for Well 4A).

SFR = stream flow restrictions (Wells 5 and 6 not operating).

NR = No Reading Available

(1) A condition of the Well 3A diversion permit limits the combined maximum withdrawal from Wells 2A, 3A, and 3B to 1.857 mgd.

(2) Another condition of the Well 3A permit restricts the combined maximum withdrawal from Wells 3A and 3B to 0.864 mgd during "low" stream flow. If Well 3A is not pumped, Well 3B alone can be pumped at 0.993 mgd during "low" stream flow.

(3) Totals represent well production plus water from New London. Does not include water to New London.

August 2025

East Lyme Sewer Maintenance Report for July 2025

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1. Sewer tie-ins, inspections and CBYDs at various locations
2. Daily chemical machine checks and maintenance
3. Monthly alarm tests and meter readings
4. Daily station maintenance checks
5. General Sewer Pump Station Maintenance
6. General equipment maintenance
7. Monitor Odor Control System 31 Arbor Xing for H2s
8. Monitor H2S (Point O Woods)
9. O/M Maintenance
10. Manhole Repair

EAST LYME
WATER & SEWER COMMISSION
AUG 26 2025
AGENDA# 14b

Sewer Department Monthly Report

Tuesday, August 26, 2025

Data For the Month of: July 2025

Monthly Running Avg:	909,646 GPD
Daily Avg:	949,000 GPD
Daily Max:	1,062,000 GPD
Daily Min:	881,000 GPD

Daily Average as a Percent of Monthly Running Average: 104.33%

State CT Flows:

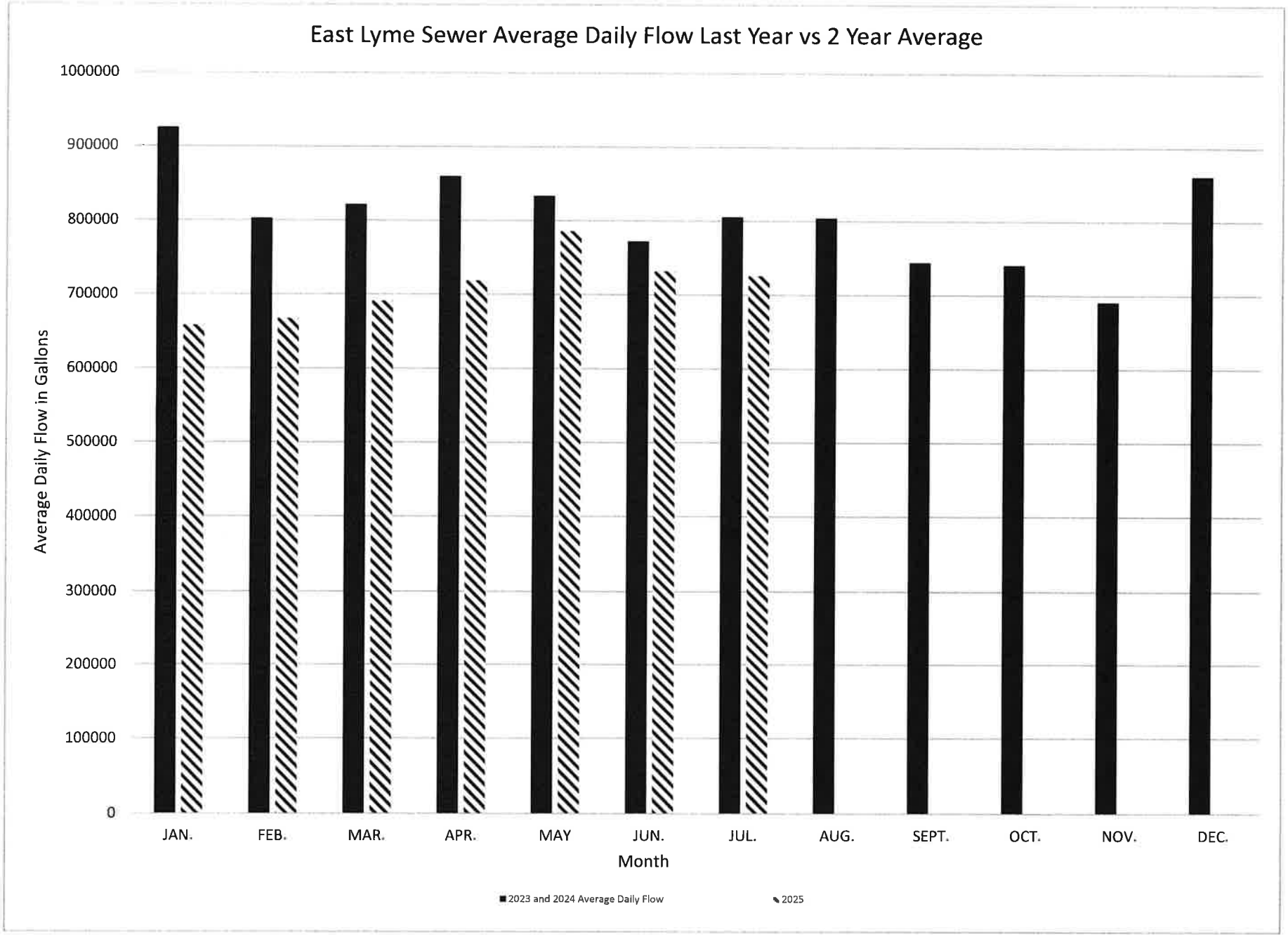
	DOC	Camp Nett	Rocky Neck	POW	Pine Grove	Total
Actual GPD AVG.	153,441	12,090	0	22,694	40,000	228,225
Design GPD AVG.	250,000	58,400	24,600	105,000	40,000	478,000
% of Design GPD	61.4%	20.70%	0	21.61%	100.00%	47.75%
% of East Lyme Average Daily Flow	16.87%	1.33%	0.00%	2.49%	4.40%	25.09%
% of East Lyme 1.5 MGD Allotment	10.23%	0.81%	0.00%	1.51%	2.67%	15.22%

EAST LYME SEWER FLOWS - HISTORY

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	% +/- Prev. Yr.	Precip. 2025 (in.)
JAN.	787,646	747,284	784,837	781,519	1,090,311	849,497	938,302	942,646	1,029,157	1,177,819	832,968	-29.28%	1.45
FEB.	832,681	809,701	765,648	865,263	842,611	859,175	911,422	988,646	997,413	912,457	836,250	-8.35%	3.88
MAR.	1,017,280	790,851	777,452	927,771	893,805	832,803	886,441	948,873	984,116	1,048,941	875,581	-16.53%	4.72
APR.	938,861	796,611	897,161	778,780	918,456	885,983	962,591	965,456	1,015,438	1,066,788	912,157	-14.50%	3.68
MAY	913,816	777,446	872,268	746,049	947,042	900,485	951,501	922,857	1,061,763	989,756	1,001,494	1.19%	8.74
JUN.	880,190	815,281	849,504	906,535	875,000	882,463	976,981	989,299	984,241	966,701	960,167	-0.68%	2.02
JUL.	1,048,427	879,952	883,851	1,026,307	977,552	853,930	1,047,771	995,433	1,086,674	991,582	948,903	-4.30%	2.91
AUG.	977,543	868,636	873,017	905,718	932,181	911,419	978,158	1,000,871	1,063,381	955,027			
SEPT.	878,563	762,544	769,493	875,918	833,237	823,590	1,051,008	921,227	1,020,678	851,600			
OCT.	861,521	738,247	752,273	903,915	806,576	812,506	917,384	905,482	1,053,620	813,935			
NOV.	803,842	709,481	732,848	871,111	815,129	786,482	937,414	864,223	954,365	787,600			
DEC.	788,121	728,649	728,437	894,050	927,335	896,694	895,121	950,524	1,057,605	853,600			
AVG	894,041	785,390	807,232	873,578	904,936	857,919	954,508	949,628	1,025,704	951,317	909,646	-10.35%	3.91
												Precip. Total	27.40

EAST LYME SEWER FLOWS - HISTORY

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	AVG. Prev. Years	2025	% +/- AVG. Prev. Years	Precip. 2025 (in.)
JAN.	787,646	747,284	784,837	781,519	1,090,311	849,497	938,302	942,646	1,029,157	1,177,819	912,902	832,968	-8.8%	1.45
FEB.	832,681	809,701	765,648	865,263	842,611	859,175	911,422	988,646	997,413	912,457	878,502	836,250	-4.8%	3.88
MAR.	1,017,280	790,851	777,452	927,771	893,805	832,803	886,441	948,873	984,116	1,048,941	910,833	875,581	-3.9%	4.72
APR.	938,861	796,611	897,161	778,780	918,456	885,983	962,591	965,456	1,015,438	1,066,788	922,613	912,157	-1.15%	3.68
MAY	913,816	777,446	872,268	746,049	947,042	900,485	951,501	922,857	1,061,763	989,756	908,298	1,001,494	9.31%	8.74
JUN.	880,190	815,281	849,504	906,535	875,000	882,463	976,981	989,299	984,241	966,607	912,610	960,167	5.0%	2.02
JUL.	1,048,427	879,952	883,851	1,026,307	977,552	853,930	1,047,771	995,433	1,086,674	991,582	979,148	948,903	-3.2%	2.91
AUG.	977,543	868,636	873,017	905,718	932,181	911,419	978,158	1,000,871	1,063,381	955,027	946,595			
SEPT.	878,563	762,544	769,493	875,918	833,237	823,590	1,051,008	921,227	1,020,678	851,600	878,786			
OCT.	861,521	738,247	752,273	903,915	806,576	812,506	917,384	905,482	1,053,620	813,935	856,546			
NOV.	803,842	709,481	732,848	871,111	815,129	786,482	937,414	864,223	954,365	787,600	826,250			
DEC.	788,121	728,649	728,437	894,050	927,335	896,694	895,121	950,524	1,057,605	853,600	872,014			
AVG.	894,041	785,390	807,232	873,578	904,936	857,919	954,508	949,628	1,025,704	951,309	900,425	909,646	-1.1%	3.91
													Precip. Total	27.40


East Lyme Sewer Average Daily Flow Last Year vs 2 Year Average
1000000
900000
800000
700000
600000
500000
400000
300000
200000
100000
0
Average Daily Flow in Gallons
JAN.
FEB.
MAR.
APR.
MAY
JUN.
JUL.
AUG.
SEPT.
OCT.
NOV.
DEC.
Month
2023 and 2024 Average Daily Flow
2025

East Lyme Sewer Department

Monthly Average Day Wastewater Flows (MGD)

Tuesday, August 26, 2025
Sewer Flows for the Month of July

		Total Daily Combined Flows from East Lyme and State			State Average Daily Flows by Facility					State Allocation (0.478 MGD)			East Lyme Allocation (1.022 MGD)		
Year	Month	Niantic Sewer Pump Station Flows			DOC	Camp Nett	Rocky Neck	POW	Pine Grove	Daily Usage	Capacity Remaining	Percent Capacity Remaining	Daily Usage	Capacity Remaining	Percent Capacity Remaining
		Average	Max	Min	0.250	0.058	0.025	0.105	0.040						
2025	January	0.833	0.909	0.776	0.120	0.008	0.000	0.007	0.040	0.175	0.303	63%	0.658	0.364	36%
	February	0.836	1.071	0.751	0.116	0.006	0.000	0.008	0.040	0.169	0.309	65%	0.667	0.355	35%
	March	0.876	1.047	0.795	0.121	0.011	0.000	0.012	0.040	0.185	0.293	61%	0.691	0.331	32%
	April	0.912	0.999	0.874	0.133	0.008	0.000	0.012	0.040	0.193	0.285	60%	0.719	0.303	30%
	May	1.005	1.120	0.874	0.143	0.010	0.000	0.026	0.040	0.219	0.259	54%	0.786	0.236	23%
	June	0.960	1.020	0.900	0.153	0.012	0.000	0.023	0.040	0.228	0.250	52%	0.732	0.290	28%
	July	0.949	1.062	0.881	0.135	0.012	0.000	0.035	0.040	0.222	0.256	53%	0.726	0.296	29%
	August														
	September														
	October														
	November														
	December														
	Annual Avg. (Jan - Dec)	0.910	1.033	0.836	0.132	0.010	0.000	0.018	0.040	0.199	0.279	58%	0.711	0.311	30%
	Rolling 2 Year Average												0.763	0.259	25%

All figures reported in Million Gallons Daily (MGD)