

**EAST LYME WATER AND SEWER COMMISSION  
REGULAR MEETING AGENDA  
Regular Meeting  
East Lyme Town Hall  
July 22, 2025  
7:00 PM**

- 1. Call to Order**
- 2. Approval of Minutes**
  - a. Regular Meeting Minutes – June 24, 2025**
- 3. Delegations**
- 4. Correspondence Log**
- 5. Billing Adjustments/Disputes**
  - a. 20 Pennsylvania Ave (Mixed Use Property)**
- 6. Approval of Bills**
- 7. Finance Director Report**
- 8. Set Public Hearing Date for Sewer Assessments**
- 9. Discussion on Sewer Capacity Allocation for 235 and 225 Flanders Rd**
- 10. Project Updates**
  - a. Water System SCADA Upgrade**
- 11. Chairman's Report**
- 12. Staff Updates**
  - a. Water Department Monthly Report**
  - b. Sewer Department Monthly Report**
- 13. Future Agenda Items**
  - a. Sewer Capacity Subcommittee**
  - b. Capital Projects Subcommittee**
- 14. Adjournment**

2025 JUL 14 PM 3:40  
EAST LYME, CT  
TOWN CLERK

# Water & Sewer June 24<sup>th</sup>, 2025

## Regular Meeting Minutes

2025 JUN 30 A 8:18

EAST LYME  
WATER & SEWER COMMISSION

JUL 22 2025

AGENDA# 2a

# Minutes of East Lyme Water and Sewer Commission Regular Meeting - 06/24/25

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**Date and time:** 06/24/25 7:00 PM to: 06/24/25 8:17 PM

**Present:** Brooke Stevens, Recording Secretary, Commission Members:, Carol Russell, Dan Cunningham, Chairman, David J. Murphy, David R. Zoller, Michelle Royce Williams, Lindsay Bollenbach, Absent:, Ken Roberts, Roger L. Spencer, David B. Bond

**CC:** Ben North, Municipal Utility Engineer, Joe Bragaw, Director of Public Works, Joe Blanchard, Sanitarian

**Location:** East Lyme Town Hall, Upper Conf. Room, 108 Pennsylvania Ave., Niantic, CT, 06357

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## Topics

### 1. Call to Order

**Note** Chairman Cunningham called the June 24th, 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

**Note** There were none.

### 3. Approval of Minutes

#### 3-1. May 27th, 2025, Regular Meeting Minutes

**Note** see attachment.

 [Minutes of East Lyme Water and Sewer Commission Regular Meeting 05 27 25.pdf](#)

**Note** It was noted that Motion (3) of the May 27th Minutes reads:  
"Mr. Spencer Murphy the motion" when it should read "Mr. Spencer seconded the motion."

**Decision** MOTION (1)

Mr. Zoller moved to approve the Regular Meeting Minutes of May 27th, 2025, as corrected.  
Mr. Murphy seconded the motion.  
Motion carried, 6-0-0.

### 4. Executive Session- Pending Litigation RE Parkers Place

**Note** MOTION (2)

Mr. Zoller moved to enter Executive Session at 7:03 p.m. for the purpose of discussing pending litigation regarding Parkers Place.  
Mr. Murphy seconded the motion.

**Decision** MOTION (3)

Mr. Zoller amended his previous motion and moved to enter Executive Session at 7:03 p.m. for the purpose of discussing pending litigation regarding Parkers Place and invited the Town Attorney, the Deputy First Selectman, and Town Staff to join them in.

Mr. Murphy amended his second.

Motion carried, 6-0-0.

**Note** The Commission exited Executive Session at 7:17 p.m. with no action taken.

## 5. Discussion & Possible Action on Parkers Place Settlement

**Note** see attachment.

 [Adobe Scan Jun 29 2025.pdf](#)

**Note** The Commission proceeded to discuss the stipulated judgment for Parker's Place LLC.

**Note** Before a vote, Mr. Cunningham opened public comment. No public comments were made.

**Decision** MOTION (4)

Ms. Russell moved to approve the proposed stipulated judgment as presented, to settle the appeal Parker's Place, LLC versus East Lyme Water and Sewer Commission docket number KNL-CV-24-6197671-S, and to authorize the Town attorney's office to execute, file, and obtain court approval for the judgment.

Mr. Murphy seconded the motion.


Motion carried, 6-0-0.

## 6. Discussion & Possible Action on Sewer Moratorium

**Note** see attachment.

 [Adobe Scan Jun 29 2025 \(1\).pdf](#)

**Note** see attachment.

 [Adobe Scan Jun 29 2025 \(2\).pdf](#)

**Note** A resolution, prepared by the Town Attorney was presented to the Commission along with an updated sewer allocation capacity worksheet provided by Mr. North, and some of the following was highlighted in their discussion:

\*A key area, Item C, which involves a holistic review of outstanding sewer assessments, is not yet complete and will take a few more months.

This is due to the lack of digitized records and incomplete computer systems from 2005.

One property on the original caveat list was found to be entitled to connect.

**Note** \*Roughly 250,000 gallons of low capacity remain.

\*Landmark holds about 120,000 gallons of this capacity (half of the remaining).

\*15,000 gallons are allocated to developments still under construction or not yet started.

\*Parker's Place adds 1,000 gallons.

\*This leaves about 23,000 gallons, plus the Item C number, which is estimated at 137,000 gallons in a worst-case scenario.

\*The Commission needs to ensure they do not exceed the agreed-upon capacity with the plant in New London.

**Note** \*The proposed moratorium language is similar to what was presented in January/February, updated with newer numbers.

\*Initially, the Commission considered adopting a regulation to impose the moratorium.

\*Legal review determined that the moratorium must be imposed at the ordinance level by the Board of Selectmen, not by the Commission's regulations, to avoid conflicts with existing ordinances that grant connection rights if application requirements are met.

**Note** \*The resolution now asks the Board of Selectmen to make the necessary ordinance amendments.

\*The moratorium will not apply to connection permits already issued.

\*Properties in the sewer service district already subject to benefit assessment (indicating a right to connect) will be protected.

\*The moratorium will last until more capacity is available, either through expanding our plant or acquiring additional capacity.

**Note** \*The resolution includes flexibility for the commission to grant exceptions in emergencies threatening public health and safety, such as failing private sewage treatment facilities, where connection is the most efficient protection method.

**Note** Ms. Russell questioned the origin of the 141,524 gallons mentioned in a resolution and how it related to other figures, specifically 137,000 gallons for Item C. Mr. North clarified that this number represents approved allocations, derived from subtracting the 137,000 gallons (likely for vacant properties or uncollected assessed buildings) from a total of 278,524 gallons.

**Note** Ms. Russell also inquired about whether projects typically approved administratively (those under 5,000 gallons or 20 units, and thus not usually brought before the Commission) would be exempt from the moratorium. Mr. North confirmed that the current document specifically addresses projects over 5,000 gallons or 20 units, and therefore, administrative approvals for smaller projects like single-family homes would not be affected. He emphasized that the administratively approved capacity is generally pretty small.

**Note** The Commission further discussed the prospect of instituting a moratorium.

**Note** Ms. Russell emphasized her primary concern was understanding the total available capacity, especially what's been administratively approved, rather than any attempt to exploit the system. Mr. North reassured that there isn't significant pending administratively approved capacity beyond a few single-family homes. He also mentioned a commercial expansion (Citgo) that wouldn't significantly impact sewer usage.

**Note** Mr. Murphy pointed out a typo in the resolution's title how the proposed motion should be corrected, changing "under certain limits" to "over certain limits."

#### **Decision** MOTION (5)

Mr. Murphy moved that the Commission adopt and approve the "Resolution to Request Board of Selectmen to Enact Ordinance Providing for a Moratorium on New Sewer Connections Over Certain Limits and a Moratorium on Applications for Allocation of Sewer Capacity," as presented tonight at the Commission's meeting and to direct Mr. North to immediately forward a copy of the Resolution to the Board of Selectmen.

Ms. Royce Williams seconded the motion.

Motion carried, 6-0-0.

## **7. Delegations**

**Note** There was none.

## **8. Correspondence Log**

**Note** see attachment.

 [Adobe Scan Jun 29 2025 \(4\).pdf](#)

**Note** Mr. Cunningham noted the two items received, which are listed on the log, for the record.

## 9. Approval of Bills

**Note** see attachment.

 [Adobe Scan Jun 29 2025 \(5\).pdf](#)

**Decision** MOTION (6)

Mr. Murphy moved to pay Weston & Samson \$400 for Sewer Conflict Resolutions, Project Eng21-4356, Invoice 6250568.

Mr. Zoller seconded the motion.

Motion carried, 6-0-0.

## 10. Finance Director Report

**Note** Mr. Bragaw noted that the Finance Director was unable to attend and shared some of the following:

\*Sewer Billing- still collecting from the last billing cycle, updating daily, and experiencing delays due to dual accounting and new vendor lockbox procedures.

\*Revenue (Water)- Mr. North said it's looking healthy and confident in hitting the budget.

Reimbursed back rent from the cell tower lease agreement is coming.

\*Expenses (Water)- currently lower than typical, mainly due to unposted bond principal and interest payments (nearly \$1 million budgeted, only a third posted). Otherwise, the budget is healthy, with chemicals under budget and electricity on target.

\*Water Spending- large spending accounts include transmission and maintenance of wells (approx. \$100,000 annually for redeveloping wells, cleaning screens).

\*Sewer Side- Mr. Bragaw said they're on target for collections.

Revenue reporting shows what is received, not what is booked.

**Note** see attachment.

 [Adobe Scan Jun 29 2025 \(8\).pdf](#)

## 11. Project Updates

### 11-1. Water Quality Report

**Note** see attachment.

 [Adobe Scan Jun 29 2025 \(6\).pdf](#)

**Note** Mr. North noted the report is out, with added verbiage addressing common customer questions (e.g., pink stains on bathroom fixtures, tap vs. bottled water). He added that tap water is regulated more stringently than bottled water.

**Note** Mr. North noted that flushing in town is going much quicker this year with fewer discolored water complaints. Pine Grove and other northern areas of town will be flushed next week, with efforts to reach other areas before the Fourth of July.

**Note** Mr. North explained that EPA protocols for reporting detected contaminant levels often require reporting the highest detected amount from numerous tests (e.g., one out of a thousand). This can lead to consumer anxiety, as people might mistakenly interpret this outlier as the average water quality. He clarified that this reported figure is not typically an average but rather the maximum detected value.

**Note** Mr. North added that the wells offer more flexibility in data reporting. This allows for the presentation of actual average levels of contaminants, providing a more accurate and less alarming picture of water quality.

## 12. Discussion & Possible Action on 1 in 10 Policy Revisions

**Note** Staff present discussed the One in Ten policy, which allows for adjustments to water bills in certain situations and updating it to make it clearer and more reflective of current technology. Some of the following key points were highlighted:

\*To qualify for an adjustment, a property's bill must now be 50% above its average bill, up from the previous 33%.

\*Commercial properties with three or more units that need commission approval will now only receive adjustments for water usage, not sewer usage. This change formalizes an existing practice.

\*For properties with smart meters, the utility will now notify customers of leaks within 30 days. To receive the One in Ten adjustment, the customer must fix the leak within 30 days of notification. If an investigation is needed, the deadline can be extended.

The goal is to encourage customers to be proactive about fixing leaks.

\*Properties with significant irrigation usage (e.g., 50 gallons per minute between 1 AM and 3 AM) will not be eligible for One in Ten adjustments for their home system.

The reasoning is that such high-water usage often masks smaller domestic leaks, and the policy is intended for truly exceptional circumstances.

It also aims to prevent adjustments for large water losses due to irrigation system failures (like a broken sprinkler head or improper winterization).

**Note** The new smart meter technology allows for earlier detection of leaks, making the adjustment process more efficient for both the utility and the customer. This helps move away from the previous, more difficult verification process.

**Note** see attachment.

 [Adobe Scan Jun 29 2025 \(7\).pdf](#)

**Note** MOTION (7)

Mr. Zoller moved to approve the proposed 1 in 10 Policy Revisions.

Mr. Murphy seconded the motion.

**Note** There was a question about how properties without smart meters would be notified of the changes and if they'd be at a disadvantage. Mr. North noted that these properties are already non-compliant with regulations and that this change might motivate them to get smart meters. Currently, there are about 70-80 such properties out of 6,000.

**Decision** MOTION (8)

Mr. Zoller amended his previous motion and moved to approve the proposed 1 in 10 Policy Revisions effective July 1st, 2025.

Mr. Murphy amended his second.

Motion carried, 6-0-0.

## 13. Chairman's Report



**Note** Mr. Cunningham shared that the alewife run (a type of fish) saw 280,000 fish this year, marking one of the largest runs in recent memory and possibly the biggest in New England. This is a good sign for the local ecosystem.

**Note** The Annual Art Show is planned for July 5th right on Town Hall grounds.

**Note** Construction is progressing on the Town Hall, where the new ADA-compliant ramp has been poured. Additionally, the upstairs bathrooms are expected to be finished in the next week or two, after which work will begin on the lower-level bathrooms and chair lift installation to improve accessibility.

## 14. Staff Updates

### 14-1. Water Department Monthly Report

**Note** see attachment.

 [Adobe Scan Jun 29 2025 \(9\).pdf](#)

**Note** Mr. North reported that the water department is still in flushing mode, with plans to continue for another week or two, aiming to complete work in Pine Grove before a summer break. Water production remains on target, and the amount of lost water is low, indicating good system efficiency.

### 14-2. Sewer Department Monthly Report

**Note** see attachment.

 [Adobe Scan Jun 29 2025 \(10\).pdf](#)

**Note** Mr. North reported that Sewer flows are up due to recent rains, showing a clear link between precipitation and increased flow. Data suggests that about four inches of rain per month typically equates to roughly 950,000 gallons of sewer flow. The town recently experienced 8.74 inches of rain, pushing average daily sewer flows over a million gallons.

This information will be shared with the Board of Selectmen to highlight the impact of precipitation on sewer capacity. To better understand and combat this issue, a bond for an Infiltration and Inflow (I&I) study is moving to Town Meeting for a vote. This study will help identify where outside water (like rainwater or groundwater) is entering the sewer system, allowing for targeted repairs.

Mr. Bragaw also brought up the issue of illegal hookups to the sewer system, suggesting that an I&I study could help identify these as well, potentially leading to disconnections.

## 15. Future Agenda Items

### 15-1. Sewer Capacity Subcommittee

**Note** A meeting with the sewer capacity subcommittee is planned to discuss further criteria.

**Note** Mr. Murphy inquired if any water has been taken from New London and Mr. North said no.

### 15-2. Capital Projects Subcommittee

## 16. Adjournment



**Decision** MOTION (9)

Mr. Zoller moved to adjourn the June 24th, 2025, Water & Sewer Commission Regular Meeting at 8:17 p.m.

Mr. Murphy seconded the motion.

Motion carried, 6-0-0.

**Note** Respectfully Submitted,

Brooke Stevens, Recording Secretary

CORRESPONDENCE  
LOG - JULY 2025[illegible]

AGENDA#

# EAST LYME WATER DEPARTMENT

## 1 IN 10 WATER LEAK ADJUSTMENT APPLICATION



Date of Request 5/05/2025  
Property Owner Mitchell Trust LLC **RESIDENTIAL (over 3 units/meter)/**  
Daytime Phone # 860 287 8088 **MIXED USE/NON-RESIDENTIAL**  
Property Address 20 Pennsylvania Ave  
Email Address elm-erm@sbcglobal.net  
Type of Property Mixed Use Mixed Use/Apartments/Commercial/Industrial/  
Governmental/ Other

### REASON THE CUSTOMER IS REQUESTING AN ADJUSTMENT \*

Our 5/01/2025 water and sewer bill for this property showed a daily usage 3.65 times greater than the bill for the previous period, resulting in an increase of nearly \$10,000. Action was taken immediately to determine the cause. We discovered one major toilet leak in a commercial space and three minor apartment leaks. All were repaired by our maintenance staff (see attached parts bill.) Tenants have been told, once again, to report any suspected leaks.

\* Be as detailed as possible as to the reason of the request

Have you provided written proof that the excessive water use has been corrected? Yes (yes/no)  
Have you been given an leak adjustment to your water bill over the last 10 years? No (yes/no)  
Has there been a change of use of the property during the disputed bill period? No (yes/no)  
Has there been an increase in occupants at the disputed bill address? No (yes/no)

### ANY ADDITIONAL INFORMATION (attach additional documentation as needed)

parts bill

By signing this application below, I am certifying that all of the information that I have provided is true, that I am the owner of the property and that I have read the East Lyme Water Department's Bill Dispute Resolution policy.

Signature

George T. Mitchell, Manager

Date

5/05/2025

If you have any questions on how to fill out this application, please contact the Water Department at (860) 691-4104.

### STAFF COMMENTS

F-car meter, no graph

RECEIVED

MAY 05 2025

ELWS

### WATER & SEWER COMMISSION DECISION

Decision (Approve/Approve w/Modifications/Deny)

Chairman Signature

Date

For 1/25 billing cycle, water entered sewer

EAST LYME  
WATER & SEWER COMMISSION

Reason

JUL 22 2025

MITCHELL TRUST, LLC  
P.O. Box 713  
Niantic, CT 06357

May 5, 2025

East Lyme Water and Sewer Commission  
P.O. Box 519  
Niantic, CT 06357

Dear Members,

This to apply for a "1 in 10" Leak adjustment to our 5/01/2025 water and sewer bill for this property at 20 Pennsylvania Avenue, Niantic. The bill showed a daily usage 3.65 times greater than the bill for the previous period, resulting in an increase of nearly \$10,000. Action was taken immediately to determine the cause. We discovered one major toilet leak in a commercial space and three minor apartment leaks. Our maintenance manager, Winthrop Freeman, quickly replaced the defective valves (see attached parts bill.)

Tenants have been told, once again, to report any suspected leaks.


Mitchell Trust, LLC

  
George Mitchell, Manager



252403

**NIANTIC PLUMBING & APPLIANCE CO. INC.****P. O. BOX 508 • 40 PENN AVENUE • TEL. 739-5032 • NIANTIC, CONN. 06357****BILLS DUE & PAYABLE 10 DAYS AFTER DATE OF STMT.****INTEREST RATE OF 1% PER MONTH (12% PER ANNUM) WILL BE ADDED TO ALL ACCOUNTS 30 DAYS PAST DUE.**

Customer's Order No.		Date <u>4/29/75</u>				
Name <u>Mitchell Trust</u>						
Address <u>20 PENN</u>						
SOLD BY <u>John</u>	CASH	C.O.D.	CHARGE <input checked="" type="checkbox"/>	ON ACCT.	MDSE. RETD.	PAID OUT
QUAN.	DESCRIPTION	PRICE	AMOUNT			
<u>4</u>	<u>pro 45 fill valve</u>	<u>16<sup>95</sup></u>	<u>67 80</u>			
<u>2</u>	<u>Kohler blue flapper</u>	<u>10<sup>89</sup></u>	<u>21 78</u>			
			<u>89 58</u>			
		<u>disc</u>	<u>- 8 96</u>			
			<u>80 62</u>			
						
SALES TAX			<u>5 12</u>			
TOTAL			<u>85 74</u>			

All claims and returned goods **MUST** be accompanied by this bill.**P1-200447  
S1-300568  
E9-105292**

Rec'd By \_\_\_\_\_

July 14, 2025  
03:44 PM

Town of East Lyme  
Utility Account Status By Account Id

Page No: 1

Range: 13994000-0 to 13994000-0

Order By: Date

Year: First to Last

Account Type: First to Last

Report Type: Detail

Period: 1 to 12

Include Prior Year/Prd in Bal: Y

Print Block/Lot/Qual: N

Date: First to 07/14/25

Include Zero Bal: Y

Name to Print: Bill To

Cycle: First to Last

Exclude Non-NSF Reversed Payments: N

Location to Print: Property

Section: First to Last

Status: Active/Inactive

Print Service Debit/Credit Only:

Include Service Type: Water: Y Sewer: Y

\* Overpayment amount applied to periods outside the range is not displayed

Account Id	Type	Section	Property Location						
Bill To Name			Address						
Cycle									
Date	Type	Yr/Prd	Code Meth	Check No	Description	Apply To	Principal	Penalty	Balance
13994000-0	APT		20 PENNSYLVANIA AVENUE						
MITCHELL TRUST LLC			VILLAGE UPSTAIRS		P.O. BOX 713		NIANTIC CT		06357
Water: 1	Sewer: 1								
05/23/25	Payment	25 2	Sewer	S01 CK 7579			7,000.00-	0.00	6,898.06
05/01/25	Bill	25 2	Sewer	S01	95572035		7,883.64		13,898.06
05/01/25	Bill	25 2	Water	MFW			18.50		6,014.42
05/01/25	Bill	25 2	Water	W01	95572035		5,995.92		5,995.92
11/08/24	Payment	25 1	Sewer	S01 CK 6745			2,258.53-	0.00	0.00
11/08/24	Payment	25 1	Water	W01 CK 6745			1,682.83-	0.00	2,258.53
11/01/24	Bill	25 1	Sewer	S01	95572035		2,258.53		3,941.36
11/01/24	Bill	25 1	Water	MFW			18.00		1,682.83
11/01/24	Bill	25 1	Water	W01	95572035		1,664.83		1,664.83
05/03/24	Payment	24 2	Sewer	S01 CK 6528			2,824.22-	0.00	0.00
05/03/24	Payment	24 2	Water	W01 CK 6528			2,084.93-	0.00	2,824.22
05/01/24	Bill	24 2	Sewer	S01	95572035		2,824.22		4,909.15
05/01/24	Bill	24 2	Water	MFW			18.00		2,084.93
05/01/24	Bill	24 2	Water	W01	95572035		2,066.93		2,066.93
11/15/23	Payment	24 1	Sewer	S01 CK 5725			2,054.01-	0.00	0.00
11/15/23	Payment	24 1	Water	W01 CK 5725			1,703.34-	0.00	2,054.01
11/01/23	Bill	24 1	Sewer	S01	95572035		2,054.01		3,757.35
11/01/23	Bill	24 1	Water	MFW			15.00		1,703.34
11/01/23	Bill	24 1	Water	W01	95572035		1,508.34		1,688.34
10/24/23	App'l Ovr	24 1	Water	WS7 CK 5556	FR Water 05/05/23		5.00-	0.00	180.00
10/18/23	Bill	24 1	Water	MXU Adjusted	MXU FOR LARGE METER		185.00		180.00
05/05/23	Payment	23 2	Sewer	S01 CK 5556			2,019.31-	0.00	5.00-
05/05/23	Payment	23 2	Water	W01 CK 5556			1,498.82-	0.00	2,014.31
05/05/23	Overpayment		Water	WOV CK 5556			5.00-	0.00	3,513.13
05/01/23	Adjust	23 2	Water	W10	MINIMUM BILL ADJUSTM		5.00-	0.00	3,518.13
05/01/23	Bill	23 2	Sewer	S01	013994		2,019.31		3,523.13
05/01/23	Bill	23 2	Water	MFW			15.00		1,503.82
05/01/23	Bill	23 2	Water	W01	013994		1,488.82		1,488.82
11/23/22	Payment	23 1	Sewer	S01 CK 5337			1,528.46-	0.00	0.00
11/23/22	Payment	23 1	Water	W01 CK 5337			1,114.21-	0.00	1,528.46
11/01/22	Bill	23 1	Water	MFW			13.00		2,642.67
11/01/22	Bill	23 1	Water	W01	013994		1,101.21		2,629.67
11/01/22	Bill	23 1	Sewer	S01	013994		1,528.46		1,528.46
05/20/22	Payment	22 2	Sewer	S01 CK 5205			1,121.91-	0.00	0.00
05/20/22	Payment	22 2	Water	W01 CK 5205			769.52-	0.00	1,121.91
05/01/22	Bill	22 2	Sewer	S01	013994		1,121.91		1,891.43
05/01/22	Bill	22 2	Water	MFW			13.00		769.52
05/01/22	Bill	22 2	Water	SAF			1.00-		756.52

May 27, 2025  
09:01 AM

Town of East Lyme  
Detailed Meter Reading Report by Account Id

Page No: 1

Range of Accounts: 13994000-0 to 13994000-0 Status: Both  
Range of Dates: First to 06/30/25 Service Type: All Reading Type Includes:  
Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y  
Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y  
Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999  
Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:  
Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y  
Read: Y Do Not Read: Y Retired: Y

Account Id	Location	Units Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref
Type	Section Name						Flag			Flag	Num
	Cycle Meter Num	Mult	Size	Book	Page						
	Bill Group										

13994000-0	20 PENNSYLVANIA AVENUE	1.00	S01	Water/Sewer Standard Meter:	2	Meter Group: 1	Status: Read			
APT	MITCHELL TRUST LLC	1.00	W01	Meter Num: B94112634		Serial Num: 95572035				
W: 1 S: 1	B94112634	1	10	FCAR	1.00	SAF 2025 2 04/11/25	S 1296826 57727 21505			
	M22125067	1	8	3 1960	1.00	MFV 2025 2 03/26/25	S 1239099 651872 21454			
						2025 1 10/22/24	S E 587227 219915 21277			
						2024 2 04/11/24	S 367312 274997 20750			
						2024 1 10/11/23	S 92315 92315 19796			
						2024 1 08/07/23	R 0 0 19795			
								1296826		

Water/Sewer Standard Meter: 1 Meter Group: 1 Status: Retired  
Meter Num: M22125067 Serial Num: 013994

2024	1	08/07/23	I	27290500	127600	19795
2023	2	03/21/23	S	27162900	216200	17983
2023	1	09/01/22	S	26946700	176700	16215
2022	2	03/01/22	S	26770000	129700	14244
2022	1	10/19/21	S	26640300	32400	13259
2022	1	09/14/21	S	26607900	288800	13107
2021	2	03/02/21	S	26319100	175700	12493
2021	1	09/14/20	S	26143400	178100	11979
2020	2	02/18/20	S	25965300	182100	11115
2020	1	09/13/19	S	25783200	198700	10776
2019	2	03/07/19	S	25584500	267300	10323
2019	1	09/14/18	S	25317200	291000	9884
2018	2	02/15/18	S	25026200	212800	9471
2018	1	08/31/17	S	24813400	201900	9006
2017	2	03/29/17	S	24611500	199400	8648
2017	1	08/01/16	S E	24412100	247100	8319
2016	2	04/06/16	S E	24165000	254800	8029
2016	1	08/01/15	S E	23910200	247100	7793
2015	2	04/08/15	S	23663100	254800	7505
2015	1	10/02/14	S	23408300	247100	7188
2014	2	03/17/14	S	23161200	185900	6800
2014	1	10/24/13	S	22975300	376200	6588
2013	2	03/11/13	S	22599100	344300	6199
2013	1	09/19/12	S	22254800	283000	5951
2012	2	03/08/12	S	21971800	236000	5690
2012	1	10/07/11	S	21735800	221400	5488
2011	2	04/05/11	S	21514400	104900	5244
2011	1	10/20/10	S E	21409500	295400	5067
2010	2	03/18/10	S	21114100	73000	4720





**TOWN OF EAST LYME**  
**WATER AND SEWER DEPARTMENT**  
 P.O. BOX 519  
 NIAHTIC, CT 06357  
 860-691-4104 or 860-691-4116  
 www.eltownhall.com

ACCOUNT NUMBER	BILLING DATE
13994000-0	05/01/25
SERVICE FROM	SERVICE TO
10/22/24	04/11/25
SERVICE ADDRESS	
20 PENNSYLVANIA AVENUE	
DUE DATE	DELINQUENT AFTER
05/01/25	06/04/25

\*\*\*\*\*AUTO\*\*5-DIGIT 06340

17332140 1098-UTL 2488 1 1 1

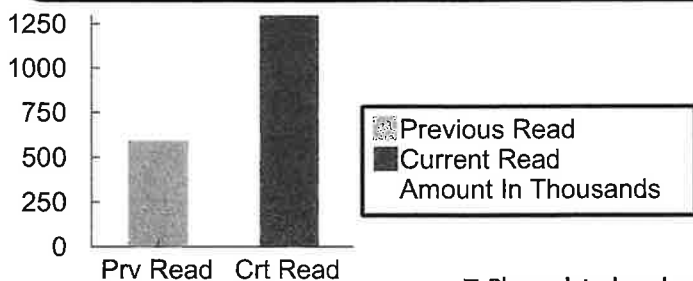


MITCHELL TRUST LLC  
 VILLAGE UPSTAIRS  
 PO BOX 713  
 NIAHTIC CT 06357-0713



SEE REVERSE SIDE FOR INFORMATION ON FEES, DATES AND BILLING OPTIONS

PREVIOUS READING	CURRENT READING	USAGE	DESCRIPTION	AMOUNT
587227	1296826	709599	Water Cycle 1	\$5,995.92
			Sewer Cycle	\$7,883.64
			MTR MAINTENANCE FEE	\$18.50
<p>1352058</p> <p>4150 GPD</p> <p>vs 1134 GPD</p>				
<p>TOTAL AMOUNT DUE MUST BE PAID IN FULL BY THE DUE DATE OR A PENALTY OF 1.5% PER MONTH (OR 18% PER YEAR) WILL BE ADDED. NON PAYMENT WILL BE SUFFICIENT CAUSE TO SHUT OFF WATER.</p>				



CURRENT BALANCE	\$13,898.06
PAST DUE BALANCE	\$0.00
TOTAL BALANCE	\$13,898.06

▼ Please detach and return lower portion with payment ▼



**TOWN OF EAST LYME**  
**WATERANDSEWERDEPARTMENT**  
 P.O. BOX 519  
 NIAHTIC, CT 06357

ACCOUNT NUMBER		SERVICE ADDRESS	
13994000-0		20 PENNSYLVANIA AVENUE	
DATE DUE	05/01/25	PAY	\$13,898.06
		AMOUNT PAID	

Make Checks Payable to: ELWS and note account number

MITCHELL TRUST LLC  
 VILLAGE UPSTAIRS  
 PO BOX 713  
 NIAHTIC CT 06357-0713

EAST LYME WATER & SEWER DEPT  
 PO BOX 150480  
 HARTFORD CT 06115-0480



13994000000 U 6 20250501 6 00001389806 7

ADDRESS	UNADJUSTED BILL				EXPLANATION	EXCEEDS TWO BILLS BY 33%	AVERAGE OF TWO COMPARABLE BILLS				RECALCULATED PER "1 in 10"					
	GALLONS	\$ WATER	\$ SEWER	\$ TOTAL			GALLONS	\$ WATER	\$ SEWER	\$ TOTAL	"EXCESSIVE WATER USED"	"EXCESSIVE WATER USED" (%)	ADJUSTED CONSUMPTION (unadjusted gallons less excessive water used)	\$ WATER	\$ SEWER	\$ TOTAL
20 Pennsylvania Ave - Account 139940000	709,699	5,995.93	7,883.64	13,879.57	Burst Piping in home	YES	245,598	2,121.52	2,627.90	4,749.42	232,001	189%	477,599	4,058.72	7,883.64	11,942.37

Excess water went through sewer system	YES
--	-----

The water bill adjustment for excessive use shall be calculated by taking the average amount of water used during the two comparable billing periods and then subtracting that amount from the amount of water used during the excessive billing period. One-half of the resulting figure shall be the "excessive water" used. The "excessive water" used is subtracted from the unadjusted water use to get the adjusted consumption. The Sewer portion of the bill was NOT adjusted since this is a commercial property.

2024-2025	Water Rate	100.00	+	5.97	per 1000 gallons	or		7.15	per 1000 gallons if over 40,000 gallons	or	8.35	per 1000 gallons if over 150,000 gallons							
2024-2025	Sewer Rate			10.70	per 1000 gallons	or		11.11	per 1000 gallons if over 200K and 2.5M gallons	or	12.27	per 1000 gallons if over 2.5M gallons							

**NOTICE OF PUBLIC HEARING  
TOWN OF EAST LYME  
WATER AND SEWER COMMISSION  
SUPPLEMENTAL SEWER ASSESSMENT**

Notice is hereby given that the East Lyme Water and Sewer Commission, the duly designated Water Pollution Control Authority of the Town of East Lyme, will hold a Public Hearing on Tuesday, August 26, 2025 at 6:30 p.m. at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut, regarding proposed supplemental sewer assessments for the properties listed below. The purpose of the hearing is to receive and consider comments regarding proposed assessments to be levied on the following properties benefited by the sanitary sewer system in East Lyme.

**SCHEDULE "A"**

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
WATER STREET CAPITAL LLC	10076	138	BOSTON POST RD #1	31.1	7	1	\$ 5879.17
DEFFLEY MONICA A	10077	138	BOSTON POST RD #2	31.1	7	1	\$ 5879.17
138 BPR LLC	10078	138	BOSTON POST RD #3	31.1	7	1	\$ 5879.17

JUL 22 2025

AGENDA# 8

ALBANESE BARBARA	10079	138	BOSTON POST RD #4	31.1	7	1	\$ 5879.17
WOLAK CHARLENE	10080	138	BOSTON POST RD #5	31.1	7	1	\$ 5879.17
CAISSE GIESELE O	10081	138	BOSTON POST RD #6	31.1	7	1	\$ 5879.17
BREULER JEAN MARIE	10082	138	BOSTON POST RD #7	31.1	7	1	\$ 5879.17
138 BPR LLC	10083	138	BOSTON POST RD #8	31.1	7	1	\$ 5879.17
85 INN LLC	10084	138	BOSTON POST RD #9	31.1	7	1	\$ 5879.17
138 BPR LLC	10085	138	BOSTON POST RD #10	31.1	7	1	\$ 5879.17
138 BPR LLC	10086	138	BOSTON POST RD #11	31.1	7	1	\$ 5879.17
FREEMAN CHERYL M	10087	138	BOSTON POST RD #12	31.1	7	1	\$ 5879.17
LOUGHREY MAUREEN TR	10088	138	BOSTON POST RD # 13	31.1	7	1	\$ 5879.17
SERBENT JOHN	10089	138	BOSTON POST RD #14	31.1	7	1	\$ 5879.17
138 BPR LLC	10090	138	BOSTON POST RD # 15	31.1	7	1	\$ 5879.17
138 BPR LLC	10091	138	BOSTON POST RD #16	31.1	7	1	\$ 5879.17
138 BPR LLC	10092	138	BOSTON POST RD #17	31.1	7	1	\$ 5879.17
RICE JOSEPH AND MARION	10093	138	BOSTON POST RD #18	31.1	7	1	\$ 5879.17
AYERS DAVID W & LAVOIE SUZANNE P	9626	38	SMITH AVENUE	17.3	165	1	\$ 9,815.31

The proposed supplemental assessment resolution and proposed supplemental assessments are available for inspection at the office of the East Lyme Town Clerk.

#### EAST LYME WATER & SEWER COMMISSION

BY: \_\_\_\_\_

DANIEL CUNNINGHAM, ITS CHAIRMAN

**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.

EAST LYME  
WATER & SEWER COMMISSION

JUL 22 2025

AGENDA#

9



# SECRETARY OF THE STATE OF CONNECTICUT

MAILING ADDRESS: COMMERCIAL RECORDING DIVISION, CONNECTICUT SECRETARY OF THE STATE, P.O. BOX 150470, HARTFORD, CT 06155-0470  
DELIVERY ADDRESS: COMMERCIAL RECORDING DIVISION, CONNECTICUT SECRETARY OF THE STATE, 300 TRINITY STREET, HARTFORD, CT 06108  
PHONE: 860-509-6003 WEBSITE: [WWW.CTGOV/CTSOLS.CT.GOV](http://www.ctsols.ct.gov)

## ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY - DOMESTIC

C.G.S. §534-120 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

FILING PARTY (CONFIRMATION WILL BE SENT TO THIS ADDRESS)	
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)	
<input checked="" type="checkbox"/> 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:	

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 11th day of October A.D. 2018

Daniel W. Morris St  
SECRETARY OF THE STATE



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 encasing of these


CONVEYANCE TAX RECEIVED  
STATE \$ 1462.50  
TOWN \$ 497.50  
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 5<sup>th</sup> 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

COUNTY OF NEW LONDON

ss. New London

On this the 5<sup>th</sup> 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

VOL: 1095 PG: 804  
INST: 00000858

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° 38' 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

CONVEYANCE TAX RECEIVED  
STATE 1 375.00  
TOWN 5 225.00  
EAST LYME, CT TOWN CLERK

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

VOL 977 PG 122  
INST 00001160

### 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 13429  
'8601 447-2692  
FAX (860) 442 3845



VOL: 977 PG: 29  
INST: 00001196

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 25<sup>th</sup> 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

  
Susan E. Sullivan

STATE OF CONNECTICUT |  
COUNTY OF NEW LONDON | ss.

On this the 25<sup>th</sup> 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 that 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

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.

Moving 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:

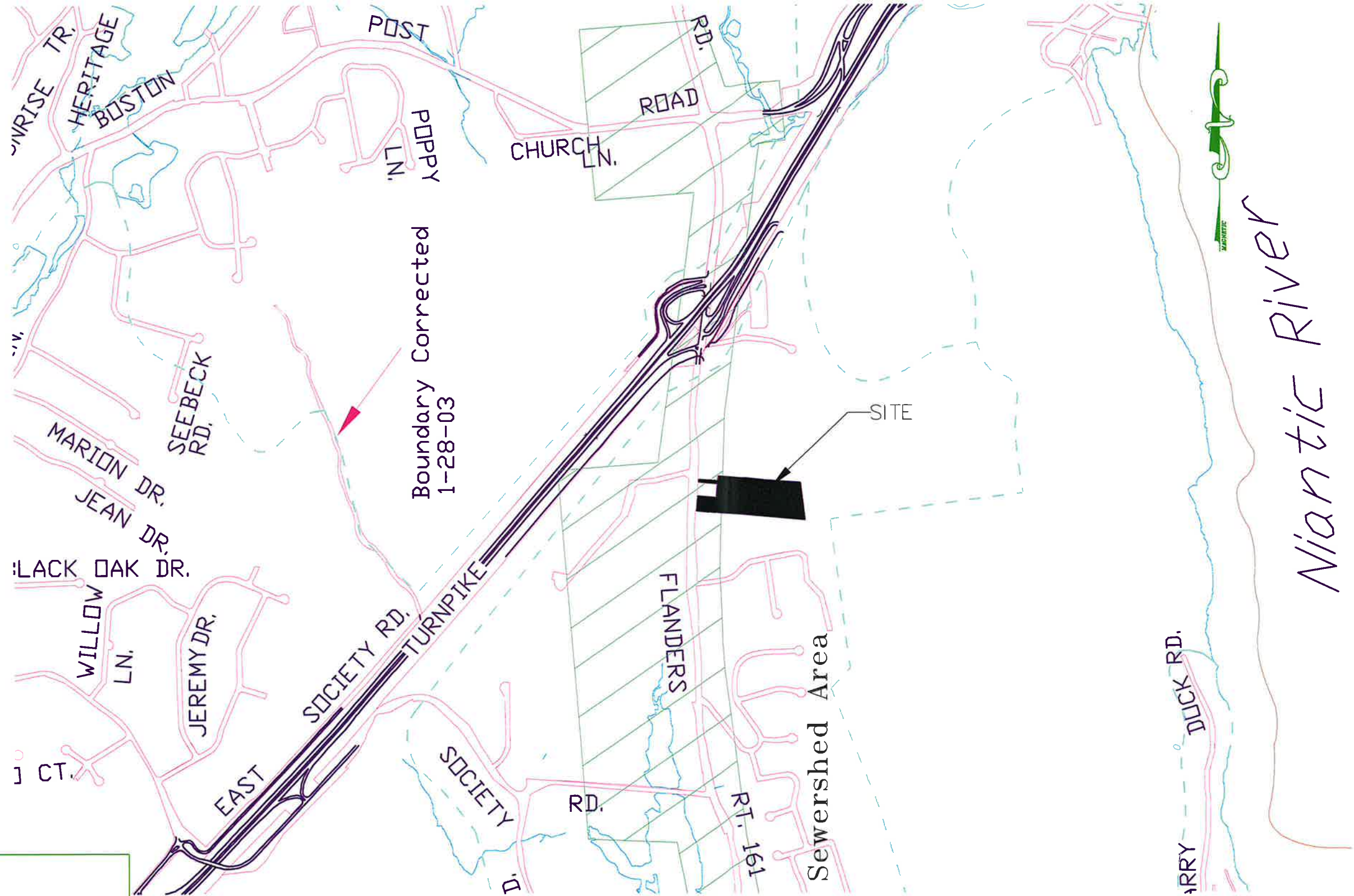
The same premises conveyed by deed of Mary E. Kelly to Duane E. Kelly, Dated 10/02/79 and Recorded 10/03/79 with the East Lyme Town Clerk in Volume 182, Page 670 wherein a more detailed description of the premises is set forth.

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 Galbo  
TOWN CLERK  
EAST LYME, CT

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





LEGEND:

Sewershed Area  
Sewer Contracts

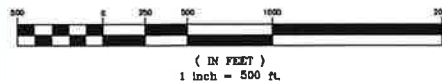
DRAWN BY: RDP

DATE: DECEMBER 11, 2024

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



TITLE:

ELDERLY DEVELOPMENT  
PREPARED FOR 283 BPR LLC  
SEWER SHED/LOCATION MAP

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

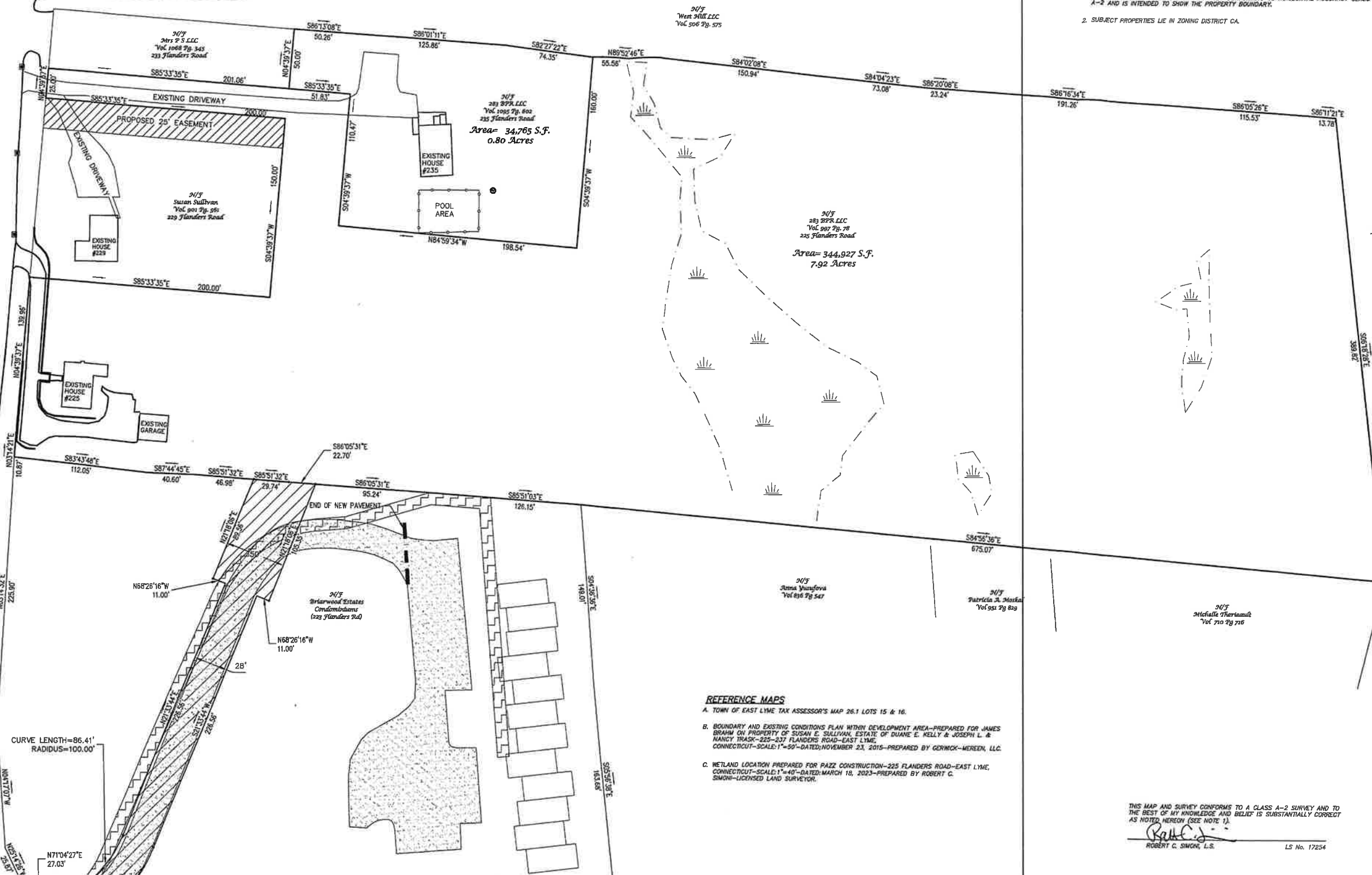
SHEET NUMBER

1  
OF  
1

SEWER SHED MAP



FLANDERS ROAD RTE 161



- NOTES**
1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGROVES 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-MEREDITH, LLC.
  - C. WETLAND LOCATION PREPARED FOR PAZZ CONSTRUCTION--225 FLANDERS ROAD--EAST LYME, CONNECTICUT--SCALE: 1"=40'-DATED: MARCH 15, 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*  
ROBERT C. SIMONI, L.S. LS No. 17254

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: 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 simoni@rpcivil.com

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

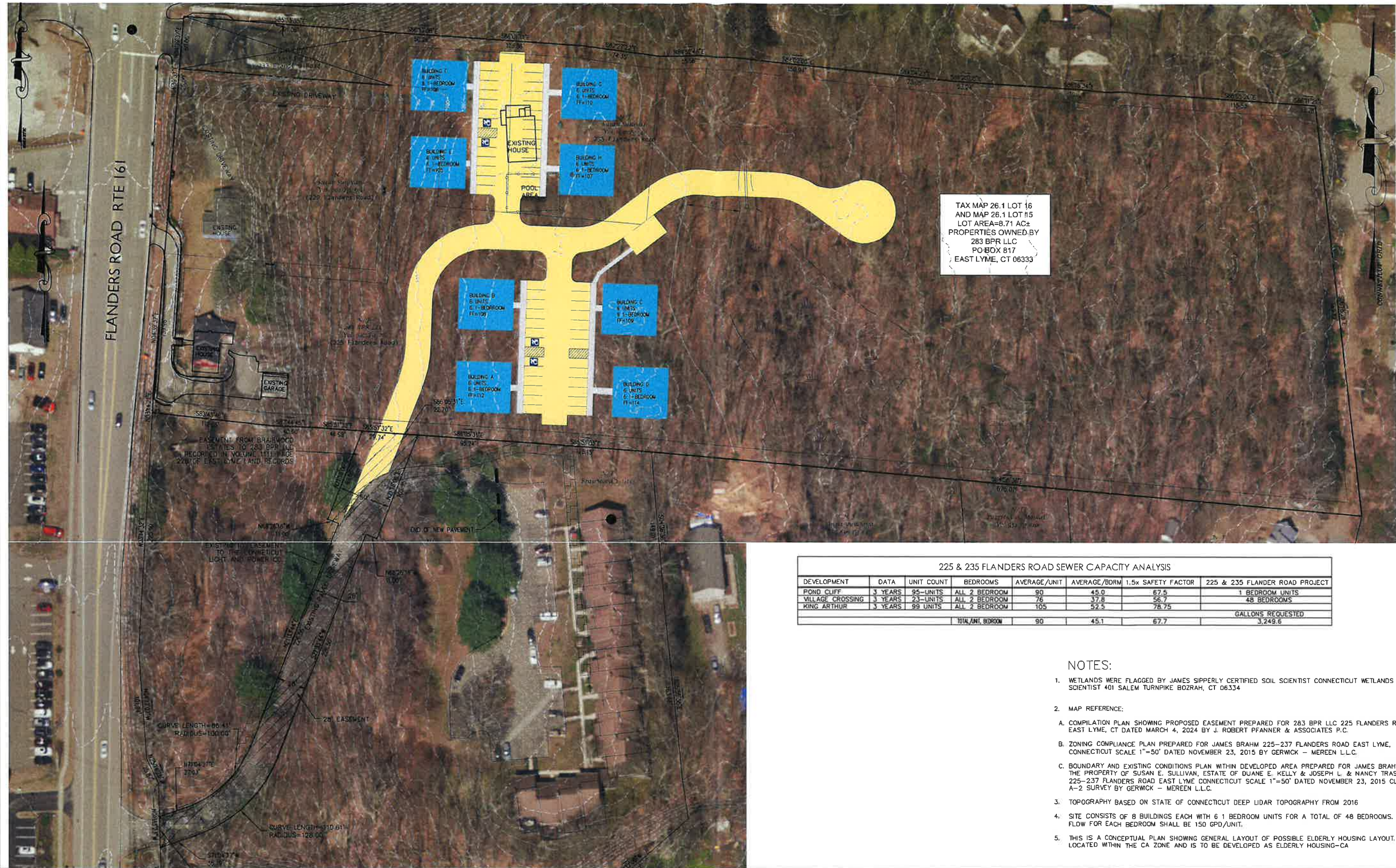
TITLE: **PROPERTY SURVEY**  
**PREPARED FOR**  
**283 BPR LLC**

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

SHEET NUMBER  
**1** OF **1**

21051-PROPERTY-2025.dwg



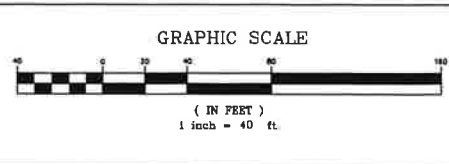


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DRAWN BY: RCS			DATE: DECEMBER 11, 2024		
NO.	DATE	DESCRIPTION			BY
REVISIONS					

J.ROBERT PFANNER & ASSOCIATES, P.C.  
CIVIL ENGINEERS & LAND SURVEYORS

37 GRAND STREET NIAHTIC, CONNECTICUT 06357  
TEL. 860-739-6216 FAX 860-739-0693



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

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	
				TOTAL UNIT, BEDROOM			GALLONS REQUESTED
				90		45.1	67.7
							3,249.6

- NOTES:
- WETLANDS WERE FLAGGED BY JAMES SIPPERLY CERTIFIED SOIL SCIENTIST CONNECTICUT WETLANDS SCIENTIST 401 SALEM TURNPIKE B02RAH, CT 06334
  - MAP REFERENCE:
    - 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.
    - ZONING COMPLIANCE PLAN PREPARED FOR JAMES BRAHM 225-237 FLANDERS ROAD EAST LYME, CONNECTICUT SCALE 1"=50' DATED NOVEMBER 23, 2015 BY GERWICK - MEREEEN L.L.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 - MEREEEN L.L.C.
  - TOPOGRAPHY BASED ON STATE OF CONNECTICUT DEEP LIDAR TOPOGRAPHY FROM 2016
  - 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.
  - 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



**East Lyme Water Department  
Monthly Report for June 2025**

**1. General Statistics**

<b>TASKS PERFORMED BY WATER DEPT</b>	<b>June 2025</b>	<b>TOTAL THIS YEAR</b>	<b>TOTAL LAST YEAR (Jan 1 to Dec 30)</b>
<b>Meters Installed (New Accounts)</b>	<b>0</b>	<b>4</b>	<b>18</b>
<b>New Meters In System</b>	<b>4</b>	<b>88</b>	<b>New / Total</b>
			<b>6781 / 6870 or 98.7%</b>
<b>New Service Connections Installed</b>	<b>1</b>	<b>3</b>	<b>8</b>
<b>Services and Mains Repaired<sup>(1)</sup></b>	<b>2 Main Break(s) 3 Service Leak(s)</b>	<b>15</b>	<b>52</b>
<b>Total Gallons Pumped <i>Millions of Gallons</i></b>	<b>55.107</b>	<b>250.704</b>	<b>633.811</b>

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

**2. Monthly Average Day Demand (MADD)**

	<b>June 2025</b>	<b>June 2024</b>	<b>% Difference LY</b>
<b>Water Produced <i>Million Gallons Daily</i></b>	<b>1.837</b>	<b>2.184</b>	<b>-15.90%</b>

**MADD as a % of 3.16 MGD available water (24-hour pumping) = 58.13%**

**MADD as a % of 2.37 MGD available water (18-hour pumping) = 77.51%**

**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 2.02 inches for the month. Wells 3A and 3B entered the streamflow-restricted pumping protocol on 6/27/25, but all other wells are full 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.

EAST LYME  
WATER & SEWER COMMISSION

JUL 22 2025

AGENDA# 12a

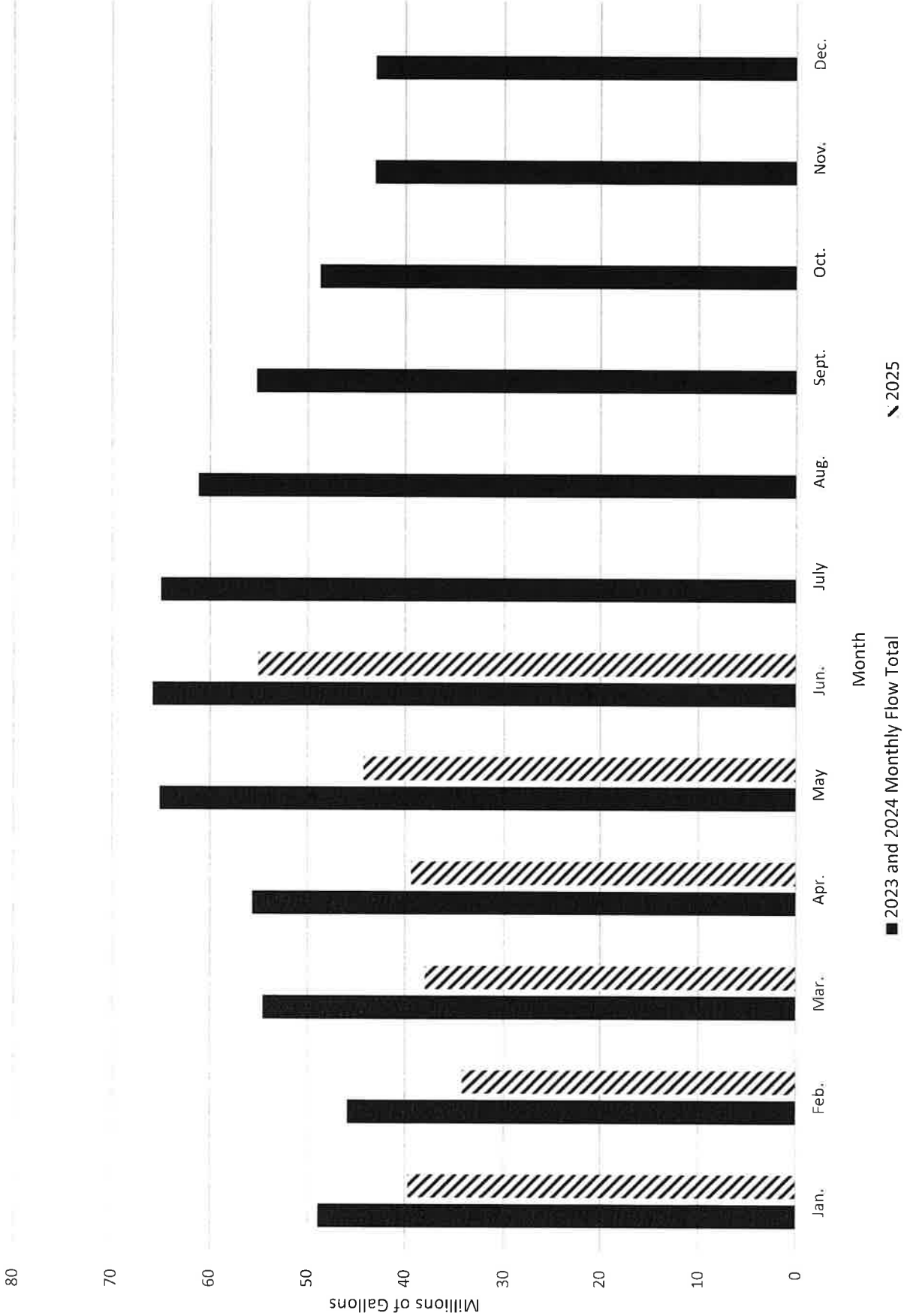
## Historic Water Production in Million Gallons per Month

**-21.65%**

## Historic Water Production in Million Gallons per Month

-25.24%

East Lyme Water - Production by Month





# EAST LYME WATER DEPARTMENT

## Well Production Report

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	Precip	
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	0.233		0.244		0.169		0.441		0.119		0.261		0.371		0.609	0.853	1.837	0.000	0.000	1.837		
Date	"Alert" Trigger	12.0	4.0	15.0	20.0	6.0	18.0	22.0												inches		
6/1/2025	0.000	0.0	0.265	10.0	0.207	13.4	0.531	24.3	0.000	14.50	0.253	9.5	0.440	29.7	0.738	1.004	1.697	0.000	0.000	1.697	0.06	
6/2/2025	0.000	0.0	0.281	11.0	0.160	43.0	0.407	36.0	0.000	14.50	0.277	32.4	0.440	29.0	0.567	0.849	1.566	0.000	0.000	1.566	0.02	
6/3/2025	0.000	0.0	0.283	10.0	0.204	13.0	0.521	33.7	0.000	14.50	0.304	10.9	0.440	29.0	0.725	1.009	1.753	0.000	0.000	1.753	0.00	
6/4/2025	0.000	0.0	0.244	11.0	0.186	13.9	0.468	23.8	0.071	10.50	0.306	10.4	0.440	28.7	0.654	0.898	1.715	0.000	0.000	1.715	0.00	
6/5/2025	0.000	0.0	0.200	11.0	0.142	13.3	0.361	23.6	0.157	10.50	0.244	11.3	0.437	40.6	0.503	0.703	1.541	0.000	0.000	1.541	0.00	
6/6/2025	0.000	0.0	0.311	11.0	0.197	13.6	0.509	23.8	0.132	10.50	0.416	9.1	0.440	28.6	0.706	1.017	2.006	0.000	0.000	2.006	0.00	
6/7/2025	0.000	0.0	0.192	11.0	0.142	13.4	0.369	23.7	0.072	10.50	0.287	10.3	0.440	29.0	0.511	0.704	1.503	0.000	0.000	1.503	0.03	
6/8/2025	0.000	0.0	0.274	12.0	0.202	14.3	0.518	24.3	0.217	10.50	0.253	10.8	0.440	28.6	0.720	0.994	1.903	0.000	0.000	1.903	0.12	
6/9/2025	0.000	0.0	0.181	35.0	0.135	42.7	0.351	36.0	0.143	10.50	0.290	10.3	0.409	28.7	0.486	0.667	1.508	0.000	0.000	1.508	0.02	
6/10/2025	0.000	0.0	0.219	12.0	0.154	13.9	0.400	23.9	0.163	10.50	0.181	10.6	0.440	39.7	0.554	0.773	1.557	0.000	0.000	1.557	0.05	
6/11/2025	0.000	0.0	0.243	13.0	0.167	43.0	0.454	36.6	0.147	10.50	0.263	11.2	0.434	28.6	0.621	0.864	1.708	0.000	0.000	1.708	0.70	
6/12/2025	0.000	0.0	0.234	13.0	0.174	13.9	0.433	23.7	0.138	10.50	0.228	32.5	0.440	38.7	0.607	0.841	1.646	0.000	0.000	1.646	0.00	
6/13/2025	0.039	0.0	0.254	10.0	0.169	13.1	0.450	23.7	0.153	10.50	0.236	32.3	0.440	28.3	0.619	0.873	1.741	0.000	0.000	1.741	0.00	
6/14/2025	0.190	0.0	0.362	34.0	0.280	42.8	0.728	36.0	0.039	10.50	0.328	32.3	0.440	39.7	1.008	1.369	2.366	0.000	0.000	2.366	0.00	
6/15/2025	0.206	0.0	0.275	9.0	0.183	12.8	0.481	22.7	0.130	10.50	0.359	9.6	0.440	32.4	0.664	0.939	2.075	0.000	0.000	2.075	0.08	
6/16/2025	0.301	0.0	0.211	10.0	0.124	42.6	0.328	35.4	0.134	0.00	0.247	31.7	0.286	32.6	0.452	0.662	1.630	0.000	0.000	1.630	0.00	
6/17/2025	0.305	0.0	0.155	10.0	0.123	13.2	0.315	24.3	0.104	0.00	0.173	32.5	0.234	32.9	0.438	0.593	1.409	0.000	0.000	1.409	0.52	
6/18/2025	0.379	0.0	0.181	34.0	0.122	43.1	0.329	24.7	0.145	0.00	0.171	32.6	0.252	40.6	0.451	0.632	1.580	0.000	0.000	1.580	0.08	
6/19/2025	0.495	0.0	0.289	10.0	0.217	43.1	0.564	36.5	0.288	0.00	0.248	11.4	0.329	34.1	0.781	1.071	2.431	0.000	0.000	2.431	0.01	
6/20/2025	0.494	0.0	0.266	8.0	0.151	12.9	0.409	23.6	0.075	0.00	0.295	32.0	0.329	32.8	0.560	0.826	2.019	0.000	0.000	2.019	0.00	
6/21/2025	0.432	0.0	0.216	10.0	0.154	41.6	0.405	35.9	0.188	0.00	0.221	32.2	0.301	40.0	0.559	0.775	1.917	0.000	0.000	1.917	0.00	
6/22/2025	0.509	0.0	0.275	35.0	0.177	43.1	0.475	36.8	0.186	0.00	0.228	32.2	0.338	40.5	0.652	0.927	2.187	0.000	0.000	2.187	0.06	
6/23/2025	0.514	0.0	0.261	15.0	0.142	13.5	0.376	23.6	0.139	0.00	0.270	31.3	0.342	32.9	0.518	0.778	2.043	0.000	0.000	2.043	0.00	
6/24/2025	0.560	0.0	0.230	9.0	0.199	16.1	0.525	24.2	0.104	0.00	0.303	32.0	0.324	33.2	0.724	0.954	2.244	0.000	0.000	2.244	0.00	
6/25/2025	0.527	0.0	0.258	10.0	0.158	19.5	0.401	23.3	0.063	0.00	0.270	31.0	0.351	32.7	0.559	0.817	2.028	0.000	0.000	2.028	0.00	
6/26/2025	0.369	0.0	0.210	32.0	0.143	42.7	0.382	36.1	0.151	0.00	0.208	10.1	0.245	33.6	0.525	0.734	1.707	0.000	0.000	1.707	0.23	
6/27/2025	0.389	0.0	0.221	31.0	0.149	42.5	0.395	35.7	0.144	0.00	0.213	32.1	0.259	32.7	0.544	0.765	1.770	0.000	0.000	1.770	0.00	
6/28/2025	0.362	0.0	0.217	32.0	0.152	42.7	0.408	36.1	0.075	0.00	0.243	10.8	0.334	39.9	0.560	0.777	1.790	0.000	0.000	1.790	0.00	
6/29/2025	0.471	0.0	0.293	10.0	0.197	13.6	0.531	23.4	0.070	0.00	0.266	31.9	0.343	40.2	0.728	1.021	2.172	0.000	0.000	2.172	0.04	
6/30/2025	0.445	0.0	0.215	31.0	0.146	42.4	0.396	35.7	0.138	0.00	0.261	10.6	0.296	39.3	0.542	0.757	1.897	0.000	0.000	1.897	0.00	
Average	0.233	0.0	0.244	16.7	0.169	26.4	0.441	29.0	0.119	5.65	0.261	21.3	0.371	33.9	0.609	0.853	1.837	0.000	0.000	1.837	0.07	
Minimum	0.000	0.0	0.155	8.0	0.122	12.8	0.315	22.7	0.000	0.00	0.171	9.1	0.234	28.3	0.438	0.593	1.409	0.000	0.000	1.409	0.00	
Maximum	0.560	0.0	0.362	35.0	0.280	43.1	0.728	36.8	0.288	14.50	0.416	32.6	0.440	40.6	1.008	1.369	2.431	0.000	0.000	2.431	0.70	
Total	6.987		7.315		5.056		13.219		3.565		7.842		11.123		18.275	25.589	55.107	0.000	0.000	55.107	2.02	
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.															% Recvd. of Total Monthly Demand		0.00	Total Monthly Demand			
																% of Total Sent to NL (Wells)			0.00			
																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				

July 2025

East Lyme Sewer Maintenance Report for June 2025

\*\*\*\*\*

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 Oder Control System. 170 Giants Neck Rd for H2S Turned off for Winter
9. Monitor H2S (Point O Woods)
10. O/M Maintenance

EAST LYME  
WATER & SEWER COMMISSION

JUL 22 2025

AGENDA# 12b

# Sewer Department Monthly Report

Tuesday, July 22, 2025

Data For the Month of: June 2025

Monthly Running Avg: 903,661 GPD  
Daily Avg: 960,000 GPD  
Daily Max: 1,020,000 GPD  
Daily Min: 900,000 GPD

Daily Average as a Percent of Monthly Running Average: 106.23%

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	16.98%	1.34%	0.00%	2.51%	4.43%	25.26%
% 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.)
<b>JAN.</b>	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
<b>FEB.</b>	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
<b>MAR.</b>	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
<b>APR.</b>	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
<b>MAY</b>	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
<b>JUN.</b>	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
<b>JUL.</b>	1,048,427	879,952	883,851	1,026,307	977,552	853,930	1,047,771	995,433	1,086,674	991,582			
<b>AUG.</b>	977,543	868,636	873,017	905,718	932,181	911,419	978,158	1,000,871	1,063,381	955,027			
<b>SEPT.</b>	878,563	762,544	769,493	875,918	833,237	823,590	1,051,008	921,227	1,020,678	851,600			
<b>OCT.</b>	861,521	738,247	752,273	903,915	806,576	812,506	917,384	905,482	1,053,620	813,935			
<b>NOV.</b>	803,842	709,481	732,848	871,111	815,129	786,482	937,414	864,223	954,365	787,600			
<b>DEC.</b>	788,121	728,649	728,437	894,050	927,335	896,694	895,121	950,524	1,057,605	853,600			
<b>AVG</b>	894,041	785,390	807,232	873,578	904,936	857,919	954,508	949,628	1,025,704	951,317	903,103	-11.36%	4.08
												<b>Precip. Total</b>	<b>24.49</b>

# EAST LYME SEWER FLOWS - HISTORY

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	AVG. Prev. Years		% +/- 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			
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	903,103	-0.7%	4.08
													Precip. Total	24.49

# East Lyme Sewer Department

Monthly Average Day Wastewater Flows (MGD)

Tuesday, July 22, 2025

Sewer Flows for the Month of June

Year	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)		
	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											
2025	January	0.833	0.909	0.776	0.250	0.058	0.025	0.105	0.040	0.175	0.303	63%	0.658	0.364	36%
	February	0.836	1.071	0.751	0.120	0.008	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														
	August														
	September														
	October														
	November														
	December														
Annual Avg.		0.904	1.028	0.828	0.131	0.009	0.000	0.015	0.040	0.195	0.283	59%	0.709	0.313	31%
(Jan - Dec)															
All figures reported in Million Gallons Daily (MGD)															
Rolling 2 Year Average													0.768	0.254	25%

East Lyme Sewer Average Daily Flow Last Year vs 2 Year Average

