

Date: September 8, 2025

To: Kristen Clarke, P.E.

Subject Property: Map 39, Lot 10 -2, 237 Upper Pattagansett Rd., Lots 32, 32-1, 32-2, 32-3, 32-4, 32-5

Plan Designed by: Timothy May, P.E. Plan Date: **5/23/25** Last Revision Date: **9/4/25** Date Paid: 6/13/25

The plan and associated information was submitted to our office on **6/13/25 (Revised 9/1/25 & 9/4/25 and Received 9/5/25)**. The proposed lots range from 0.92 to 1.79 acres and are to be served by **private water** and **private septic systems**, in the Town of **East Lyme**.

1. Lot 32 was created previously ("**Nottingham Hills Subdivision Lot Line Revision of Existing lot 32 & 5 Lot Re-Subdivision of Lot 32. A Conservation Design Development (CDD)**") , January 17, 2025)
2. Lot 32 is proposed to be subdivided to create 6 building lots, identified on the submitted plan dated May 23, 2025 and labeled as Lots 32, 32-1, 32-2, 32-3, 32-4, & 32-5.
3. All proposed new parcels are unbuilt vacant land with no existing subsurface sewage disposal systems. The proposed activity consists of creating 5 building lots; the adjacent lots appear to be developed lots, undeveloped lots and open space.

The Ledge Light Health District (LLHD) does not issue approvals for Subdivision or Commission reviews, but our recommendation for suitability of the previously stated plan/lots to accommodate the LLHD Subdivision Submission Requirements and Connecticut Public Health Code Section 19-13-B103e are as follows:

- ☒ **Lots 32, 32-1, 32-3, 32-4 & 32-5 are recommended suitable in their current conditions:**
 1. Please note that all lots require additional soil testing prior to site review approval and development.
- ☒ **Lot 32-2 is recommended suitable IF AND when the following plan issues are addressed:**
 1. Note D under "Basis of the leaching design" states 40' of GST 6218 is provided and Note E states 45' of GST 6218 is provided. 45' is shown on the site plan.
 2. Additional soil testing is required prior to site review approval and development.

"Additional Plan Issues"

1. **There is no mention of utilities and whether they will be overhead or underground. If underground, utility trench excavations less than 25' from the proposed leaching systems shall not be backfilled with free draining material and the utility shall keep a distance of at least 5'.**
2. **It is recommended that well arcs be kept on the property they serve (to allow neighbors full use of their properties) and all well casings should be located at least 10' from driving surfaces and/or structures to prevent future damage and allow for future maintenance of the wells.**

*Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits and percolation tests shall be required by the Ledge Light Health District. In addition, if the building or system location is altered and/or the suitable septic area is limited, additional soil testing shall be required.

*Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.



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Please call me at 860-910-0388 with any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink that reads "Katie Baldwin, MPH".

Katie Baldwin, MPH, REHS/RS
Supervisor, Environmental Health

cc: Danielle Holmes
Town of East Lyme Building and Zoning Department