

**EAST LYME WATER AND SEWER COMMISSION
PUBLIC HEARING AGENDA *AMENDED***

East Lyme Town Hall

September 23, 2025

6:30 PM

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

- 1. Call to Order / Pledge of Allegiance**
- 2. Presentation on the Determination of Capacity for Landmark LLC and Jarvis LLC Concerning a Development on Caulkins Rd**
- 3. Presentation on the Determination of Capacity for Dan Trakas ETAL Concerning a Development on 202 Pennsylvania Ave**
- 4. Public Comment**
- 5. Adjournment**

**Regular Meeting
Immediately Following the Public Hearing**

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. Public Hearing Minutes – August 26 2025**
 - b. Regular Meeting Minutes – August 26, 2025**
- 3. Delegations**
- 4. Correspondence Log**
- 5. Discussion and Possible Action on Sewer Capacity Allocation for Landmark LLC and Jarvis LLC Regarding a Development on Caulkins Rd**
- 6. Discussion and Possible Action on Sewer Capacity Allocation for Dan Trakas ETAL Regarding a Development on Pennsylvania Ave**
- 7. Discussion and Possible Action Regarding a Request to Relocate the Sewer Shed Line for Parkers Place LLC on Park Place**
- 8. Discussion and Possible Action Regarding the Purchase of Manhole Assemblies from the Sewer Assessment Fund**

9. Billing Adjustments/Disputes - None

10. Approval of Bills - None

11. Finance Director Report

12. Project Updates

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

Minutes of East Lyme Water and Sewer Commission Public Hearing - 08/26/25

Date and time: 08/26/25 6:30 PM to: 08/26/25 7:01 PM

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

CC: Joe Bragaw, Director of Public Works, Joe Blanchard, Utility Engineer, Ben North, Chief Operating Officer, Attorney Timothy Bleasdale

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

Topics


1. Call to Order / Pledge of Allegiance

Note Mr. Cunningham called the Public Hearing to order at 6:30 p.m. and led those assembled in the Pledge of Allegiance; a quorum was present.


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

Note Jason Pazzaglia, the owner, was in attendance and noted that his attorney had not yet arrived.

Note see attachment.

 [283_BPR.pdf](#)

Note Mr. North noted the publication certificate for this public hearing, which was included in the Member Packet (Exhibit 1.)

 [Exhibit_1.pdf](#)

Note He explained that this allocation is for 3,250 gallons of sewer capacity for a proposed 48-unit housing development.

Note Mr. North further reviewed the exhibits entered into the record:

Exhibit 2- Application for determination of adequacy of sewer capacity pursuant to CT General Statutes §7-246a(1).

 [Exhibit_2.pdf](#)

Note *Exhibit 3- Sewer Department Capacity Update (May 2025).*

 [Exhibit_3.pdf](#)

Note *Exhibit 4- Supporting documentation, including

1. Letter from J. Robert Pfanner & Associates.

 [Exhibit_4.pdf](#)

Note 2. A-2 property survey and sewer shed location.

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Note 3. Proof of ownership.

4. Capacity analysis comparing three similar East Lyme developments (Pondcliff, Village Crossing, King Arthur) with three years of usage data each.

5. Application of a 1.5x safety factor to usage data to provide a buffer for unanticipated demand.

 [Exhibit 4.1.pdf](#)

Note Exhibit 5- Legal letter (Waller Smith & Palmer) clarifying that the pending sewer connection moratorium does not affect applications submitted prior to its enactment.

 [Exhibit 5.pdf](#)

Note The Commission discussed reordering the sequence of public hearings since Mr. Pazzaglia's attorney had not yet arrived.

Decision MOTION (1)

Mr. Bond moved to reorder the Public Hearing Agenda and move the Public Hearing of 283 BPR LLC to the end of the Public Hearing session.

Mr. Roberts seconded the motion.

Motion carried, 7-0-0.

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

Note Chairman Cunningham noted that this item was cancelled at the request of the Applicant and will be rescheduled during the regular meeting.

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

Note see attachment.

 [Sewer_Assessment_Resolution.pdf](#)

Note see attachment.

 [Resolution.pdf](#)

Note Mr. North and Attorney Bleasdale reviewed and discussed the following with the Commission:

The original resolution was enacted on August 27th, 1991, and amended on March 24th, 1992.

The sewer main extension resolution (Boston Post Road Extension No. 5) was adopted on April 28th, 2009.

Note *The purpose of this is to assess properties that have connected to the sewer system since March of 2023.

*Properties connecting to the system are placed into the sewer assessment program.

*Interest rates and term periods are determined, with a maximum term of 20 years.

*Assessments vary based on whether properties are in the original 1991 system or in later sewer extensions, which can result in different rates.

Note Mr. Bond noted that many properties have recently connected ("tied in") to the sewer system over the last few years.

Note Mr. North also detailed the following:

- *Forms issued since March 2023 provide property owners with information on what they will owe when connecting, but earlier forms were sometimes imprecise.
- *Supplemental assessments apply to properties that have tied in and are now required to pay their assessment fees.
- *Fees cover the cost of connection to the system.
- *The proposed terms are a 20-year repayment period at a 5% interest rate, which has been reviewed with the Finance Director.
- *Existing payments from previous assessments remain unchanged.

Note *Original 1991 assessments were 7,838.89—\$8,900 (condos at ¾ of that amount).
Example- 138 Boston Post Road still pays lower rates (\$58.79) due to original 1990s construction assessment. Later developments (such as The Orchards, 2009) have different rates reflecting newer construction and system costs.

Note *The proposed supplemental assessments will not retroactively change previously agreed-upon terms for property owners already paying or tied in.*

Note Mr. North referenced the New London Day Newspaper publication of this hearing for the record, and Mr. Cunningham called for public comments but there were none.

Decision MOTION (2)

Mr. Zoller moved to close the Public Hearing regarding supplemental sewer assessments at 6:45 p.m.
Mr. Spencer seconded the motion.
Motion carried, 7-0-0.

5. Return to Public Hearing #1: Presentation on the Determination of Capacity for 283 BPR LLC Concerning a Development at 225 & 235 Flanders Rd

Note Attorney Harry Heller of 736 Route 32 in Uncasville came forward and highlighted the following:

- *This project is for 48 one-bedroom elderly housing units at 225 & 235 Flanders Road.
- *This is located in the CA District, and this use is allowed by special permit.

Note *They're requesting an allocation of 3,250 gallons of sewer capacity for the proposed development.

Note *The proposed flow rate is 67.7 gallons per day per unit, calculated in conjunction with the Water & Sewer Department and past project evaluations such as Parkers Place, LLC.


Note *They've applied the town's sewer allocation ordinance for determining eligibility.

*The ordinance criteria is a flow rate exceeding 5,000 gallons/day – this project is below that threshold.

Note *The number of proposed units exceeds 20 units which makes this process necessary.

Note *The Commission is required to formally review the allocation request in accordance with the ordinance.

Note The first exhibit entered into the record was a plan prepared by J. Robert Pfanner & Associates, showing that the property lies within the sewer shed area.

 [Exhibit A from Harry Heller.pdf](#)


Note: At a previous meeting, a question arose about whether the property at 225 & 235 Flanders Road could be served by on-site septic systems. Although septic feasibility is not a formal criterion in the sewer allocation regulations, the matter was addressed for informational purposes.

Note: A site plan was submitted as part of the original sewer allocation request. The plan included soil mapping showing three soil categories.

 [Exhibit B from Harry Heller.pdf](#)

Note: These soils are suitable for on-site septic systems under public health code standards.

Note: Mr. Heller explained that the property lies entirely within an Aquifer Protection Overlay District. Both municipal and state plans of conservation and development discourage the use of on-site septic systems in aquifer protection areas.

 [Exhibit C from Harry Heller.pdf](#)

Note: The proposed project also aligns with Department of Energy and Environmental Protection (DEEP) regulations, which discourage on-site septic systems for lots smaller than two acres.

Note: Mr. Heller entered an excerpt from the State Plan of Conservation and Development into the record. The excerpt shows the property is located within a Suburban District classification.

Note: A Suburban District is defined by the State Plan of Conservation and Development, as characterized by town centers or peripheral areas with strong commercial, civic, and transportation uses. 225 and 235 Flanders Road is appropriate based on zoning, the East Lyme Plan of Conservation and Development, and the state plan.

Note: Mr. Heller stressed that East Lyme has a variety of housing, including age-restricted active adult communities for purchase. This project proposes for-rent elderly housing, a type of housing currently limited in the community. The population over 65 years is increasing, while younger age groups are declining, highlighting a need for this housing type.

Note: He reminded the Commission that the Applicant request is for an allocation of 3,250 gallons of sewer capacity for the project. And allocation would be granted subject to parameters in the sewer allocation ordinance, including permit filing and construction timelines.

Note: Questions were raised by Mr. Roberts about whether portions of the property, including a cul-de-sac, fall within the aquifer protection area.

Note: Mr. Heller explained that the exhibit shows hatched areas representing aquifer protection boundaries, though the map is hard to read. All development areas are encompassed within the overlay. The property contains Canton Charlton soils (60B, 60C, 60D) which are well-drained soils suitable for on-site septic systems capable of handling 3,000 gallons per day.

Note: Ms. Russell inquired how the Clean Water Act comes into play and Mr. Heller replied that the Clean Water Act discourages on-site septic systems in aquifer protection zones, recommending less than one home per two acres. Mr. Heller noted that this guidance is a policy only, and not a law.

Note: Mr. Heller added that concerns about extra development from connecting to the municipal sewer are not considered under the town's sewer allocation rules and that information on soils and aquifer protection was provided only to answer questions and clarify feasibility.

Note Mr. Heller further emphasized that the Commission's action must comply only with existing ordinance criteria.

Note Attorney Bleasdale noted that he doesn't disagree with any of the remarks Attorney Heller made.

Note There were no public comments.

Decision MOTION (3)

Mr. Murphy moved to close the Public Hearing at 7:01 p.m.

Mr. Bond seconded the motion.

Motion carried, 7-0-0.

6. Adjournment

Decision MOTION (4)

Mr. Bond moved to adjourn the August 26th, 2025, Water & Sewer Commission Public Hearing at 7:01 p.m.

Mr. Zoller seconded the motion.

Motion carried, 7-0-0.

Decision MOTION (4)

Mr. Bond moved to adjourn the August 26th, 2025, Water & Sewer Commission Public Hearing at 7:01 p.m.

Mr. Zoller seconded the motion.

Motion carried, 7-0-0.

Decision MOTION (4)

Mr. Bond moved to adjourn the August 26th, 2025, Water & Sewer Commission Public Hearing at 7:01 p.m.

Mr. Zoller seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Next Meeting

Meeting title: East lyme water and sewer commission regular meeting
Date and time: 08/26/25 07:02 pm to: 08/26/25 07:37 pm
Location: East Lyme Town Hall, Upper Conf. Room, 108 Pennsylvania Ave., Niantic, CT, 06357

Minutes of East Lyme Water and Sewer Commission Regular Meeting - 08/26/25

Date and time: 08/26/25 7:02 PM to: 08/26/25 7:37 PM

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

CC: Joe Bragaw, Director of Public Works, Joe Blanchard, Utility Engineer, Ben North, Chief Operating Officer, Attorney Timothy Bleasdale

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

Topics


1. Call to Order / Pledge of Allegiance

Note Chairman Cunningham called the Regular Meeting to order at 7:02 p.m. and noted that the Pledge was observed prior to the onset of the Public Hearing, which preceded this meeting.

2. Approval of Minutes

2-1. Regular Meeting Minutes - July 22nd, 2025

Note see attachment.

 [Minutes_of_East_Lyme_Water_and_Sewer_Commission_Regular_Meeting_07_22_25.pdf](#)

Note Mr. Murphy noted that several sentences were duplicated and that he had instructed the Recording Secretary to remove the duplicate sentences.

Decision MOTION (1)

Mr. Zoller moved to approve the Meeting Minutes of July 22nd, 2025, as modified.

Mr. Murphy seconded the motion.

Motion carried, 7-0-0.

3. Delegations

Note There was none.

4. Correspondence Log

Note see attachment.

 [Correspondence_Log.pdf](#)

Note Mr. Cunningham noted the following was received:

*Minutes from the Waterford Utility Commission.

*Agenda for the WPCA July 5th, 2025, meeting was received.

*Correspondence from Attorney Timothy Hollister of Hinckley Allen regarding requests and follow-ups.

5. Discussion and Possible Action on Sewer Capacity Allocation for 235 and 225 Flanders Rd


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Note The Commission discussed potential action regarding the sewer capacity allocation for 225 & 235 Flanders Road.

Note Mr. North confirmed that the application falls below the 5,000-gallon threshold. Calculations for the requested 3,250 gallons were reviewed and deemed accurate and appropriate. Exhibit 3 (capacity worksheet) shows the town's sewer system is nearly at full capacity, leaving limited room for large new developments.

 [Exhibit_3.pdf](#)

Note Mr. North explained that this allocation request is relatively small, similar to redevelopment projects rather than large-scale new developments. The request is also administratively manageable and does not significantly impact the overall system.

Note Mr. North and the Commission discussed capacity considerations which include Court-ordered allocations, ongoing developments, and estimates of capacity available for residents and vacant properties.

Note Several Commission Members discussed how the application is consistent with current regulations and is considered feasible given the remaining sewer capacity.

Decision MOTION (2)

Mr. Bond moved to allocate 3,250 gallons per day to 283 BPR, LLC.

Mr. Spencer seconded the motion.

Motion carried, 7-0-0.

6. Discussion and Possible Action on Sewer Capacity Allocation for Calkins Rd

Note The discussion and potential vote on actual sewer capacity allocation for Calkins Road was postponed at the request of the Applicant.

Note MOTION (3)

Mr. Zoller moved to reschedule the Public Hearing to September 23, 2025, at 6:30 PM.

Mr. Spencer seconded the motion.

Note Attorney Bleasdale explained that rescheduling to the next regularly scheduled meeting ensures compliance with statutory timeframes for making a decision. The statutory deadline to make a decision is September 25, 2025, allowing flexibility if an extension is later needed.

Note Mr. Bleasdale detailed how the applicant requested that the Commission follow the standard procedure, which is for the Commission to vote to schedule a public hearing, then the hearing occurs. This ensures quorum, transparency, and consistent treatment of applicants. The Chairman and staff can set agendas, but formal votes allow other Commission Members to provide input.

Note He further explained some of the following:

- *Initial submissions were considered preliminary, but for legal and procedural reasons, the Commission is treating it as a full application.

- *The Applicant has since supplemented the application with additional materials, which will be reviewed prior to the public hearing.

- *Staff needs time to review supplemental materials to ensure informed decision-making.

- *Applicants have the right to submit additional information during the public hearing, which is standard practice.

- *If substantial questions remain unresolved, the Commission can grant extensions to allow Applicants to respond.

Note Commissioners were reminded not to prejudge the application before the public hearing. The discussion emphasized focusing on procedural issues rather than deliberating on the merits of the application.

Decision MOTION (3) Vote:
Motion carried, 7-0-0.

7. Discussion and Possible Action on Supplemental Sewer Assessments

Decision MOTION (4)
Mr. Roberts moved to approve the supplemental sewer assessments as recommended by Staff.
Mr. Zoller seconded the motion.
Motion carried, 7-0-0.

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

Decision MOTION (5)
Mr. Murphy moved to schedule a Public Hearing for September 23, 2025, at 6:30 PM, immediately following the other scheduled Public Hearing.
Mr. Zoller seconded the motion.
Motion carried, 7-0-0.

9. Billing Adjustments/Disputes

Note No billing adjustments were reported or addressed at this meeting.

10. Approval of Bills

Note There were none.

11. Finance Director Report

Note Mr. Gervais was not in attendance.

 [Additional Water Fund Report.pdf](#)

Note Staff highlighted the following with the Commission:

*Original revenue projection for FY 2025 was 98.5% of budgeted revenue.

*Updated figures show 101.5% of budgeted revenue collected, exceeding projections.

*Delinquent payments from prior fiscal year are still being collected, totaling approximately \$257,000, contributing to the current fiscal year's revenue.

*Expense tracking is generally on target.

*Bonds and principal/interest payments are not yet posted to the water budget, and Finance is continuing to work on these entries

Note Mr. North noted that the water budget is in solid condition.

12. Project Updates

Note There were none.

13. Chairman's Report

Note Mr. Cunningham reported the following:

*In terms of ADA building improvements work is progressing in compliance with the DOJ mandate and construction is set to continue immediately following the meeting.

*A new motor has been ordered for the Boston Whaler stored on Grand Street

The boat should be ready in 2–3 weeks and will provide support as private boats are removed for the season.

*Modifications to the moratorium language will be presented at the BOS meeting on Wednesday, the 3rd.

14. Staff Updates

14-1. Water Department Monthly Report

Note Mr. North imparted some of the following:

*July and August are peak demand months with ~56 million gallons used.

*Peak day- 2.385 million gallons (below the 2.5 threshold where capacity becomes strained).

*The New London agreement is currently suspended; no water is being transferred but emergency support remains available if needed.

Note *Well 4 pump replacement (March) improved output.

*Well 5 has returned online.

*Well 2A now tied into the system, reducing reliance on Bride Brook.

*Despite reduced rainfall, the system performance remains stable due to infrastructure improvements.

*Rainfall would still be beneficial.

Note Mr. North and Mr. Blanchard added some the following remarks:

*A new irrigation metering system with a separate rate structure is being introduced.

*Billing is \$150 annually (split into \$75 per six months).

*They've been Discussing on whether to move to quarterly billing to improve cash flow and help customers manage payments.

*New utility billing software allows for automation and credit card billing.

*Initial delinquent notices ~400 customers.

*After door-tag notices reduced to ~200.

*Final shutoffs applied to ~50 accounts, many of which are vacant properties.

*No shutoffs on Fridays or at tenant occupied homes.

*Payments via credit card and lockbox options help reduce shutoffs.

Note The Commission briefly discussed adding a door-tag fee to offset the staff workload (200 manual tags were recently issued).

14-2. Sewer Department Monthly Report

Note Mr. North shared the following:

*Sewer flow is trending lower, partially due to dry weather and lower groundwater levels.

* The current average is ~900,000 gallons/day including state facilities (town usage averages ~763,000).

*Since the Commission recently approved a \$200,000 inflow and infiltration (I/I) study, fieldwork will begin in spring (wet season is optimal for assessments).

15. Future Agenda Items

15-1. Sewer Capacity Subcommittee

Note Mr. North shared how he, Mr. Blanchard, and their staff are compiling updated sewer allocation data and digitizing records back to 1990. Data will be reviewed by the Capacity Subcommittee in the coming months to better identify available capacity for properties tied into the system.

15-2. Capital Projects Subcommittee

Note Mr. Cunningham noted that this item will be focused on this fall.

16. Adjournment

Decision MOTION (6)

Mr. Murphy moved to adjourn the August 26th, 2025, Water & Sewer Commission Regular Meeting at 7:37 p.m.

Ms. Russell seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

[illegible]

AGENDA# 4

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 Commission believes it has allocated, 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. Piacenti 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 Water and Sewer Commission's 2019 regulation, "Applications for Determination of Adequacy of Sewer Capacity Pursuant to General Statutes §7-246a(a)(1)" regarding allocation of wastewater treatment capacity as said regulation may be amended from time to time.

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, "Applications for Determination of Adequacy of Sewer Capacity Pursuant to General Statutes §7-246a(a)(1)", as said regulation may be amended from time to time; (3) Development projects with previously approved wastewater treatment capacity allocations as of the effective date of this section; and (4) 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, "Applications for Determination of Adequacy of Sewer Capacity Pursuant to General Statutes §7-246a(a)(1)", as said regulation may be amended from time to time, 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.

Request for Water & Sewer Commission

TO: Water & Sewer Commission

FROM: Ben North, Chief Operating Officer

DATE: September 23, 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. 5
Date: 9/23/2025

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
COMMISSION Notice of Publi

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

09/12/25

Cust: TOWN OF EAST LYME - SEWER DEPT

Ad #: d01104039

Kelly Johnson

Subscribed and sworn to me

This Monday, September 15, 2025

Maryelle Solmady
Notary Public

My commission expires

5/31/29

d01104039
TOWN OF EAST LYME WATER AND SEWER COMMISSION Notice of Public Hearing
<p>The East Lyme Water and Sewer Commission will hold a Public Hearing on September 23, at 6:30 p.m., at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT, to consider the following:</p> <p>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 37.0/14, 31.0/4, 32.0/1, 32.1/2, 32.1/10, 32.1/16.</p> <p>Copies of the application are available for public viewing in the offices of the Town Clerk and the Water and Sewer Department.</p> <p>Daniel Cunningham, Chairman</p>

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 \$450.00 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 sewerred and unsewerred 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 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	8,124	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
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



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)	<p>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.</p> <p>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.</p> <p>2-4 units. These are units in structures containing 2, 3, or 4 housing units.</p> <p>5+ units. These are units in structures containing 5 or more housing units.</p>
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.

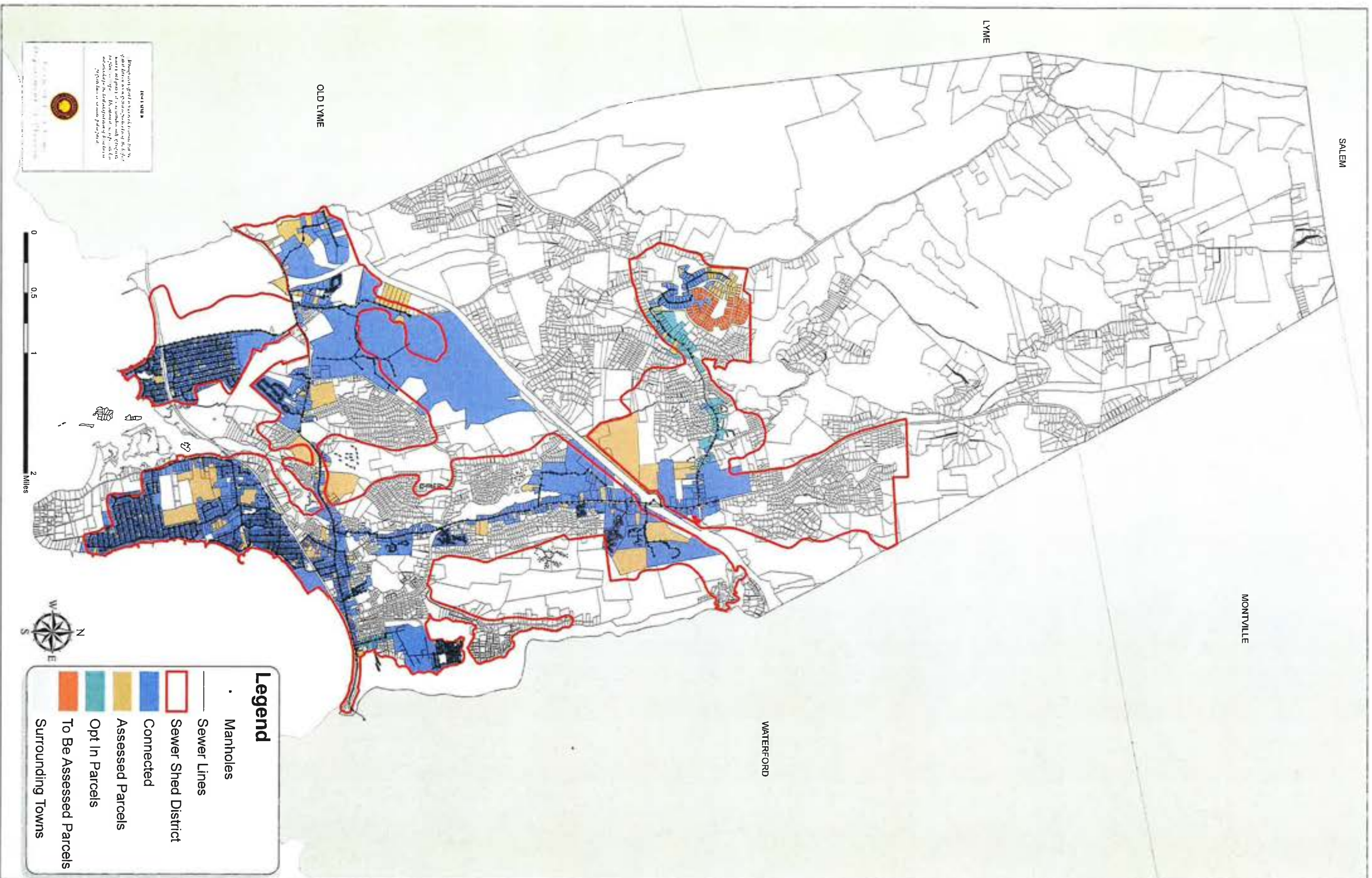
All Persons in Unit: Total Persons and Persons by Age (Connecticut, 2016)

Structure Type /Bedrooms/ Value (2016)/Tenure	SAC (5-17)	Age								Total Persons
		0-4	5-13	14-17	18-24	25-44	45-64	65-74	75+	
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								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								Total Persons
		0-4	5-13	14-17	18-24	25-44	45-64	65-74	75+	
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



Sewer Shed Map with parcels

Exhibit 8



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, FAD, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NOAA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA,



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,

A handwritten signature in dark ink, appearing to read 'Tim Hollister', written over a light blue horizontal line.

Timothy S. Hollister

TSH:afz
Attachments



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 person x 70 gal = 48,510 gal/day
unit person

396 two-bedroom units x 2.44 person x 70 gal = 67,620 gal/day
unit person

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 12-29-83" 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 Vesou, 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 S1°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

Est. 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 Hennessey;

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 1.

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.

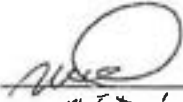
By accepting this deal and the title to this property, the Releasee agrees to assume all responsibility for payment of FOUR HUNDRED THOUSAND and 00/100 DOLLARS (\$400,000.00) and all other obligations set forth in a mortgage deed from Releasor to Alicia M. Russo entered into this day and recorded immediately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

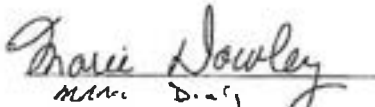
Subject to property taxes to the Town of East Lyme on the current list and any municipal assessments hereinafter coming due which shall be assumed by the Releasee.
Signed this 2nd day of October, 2000.

Witnessed By:

LANDMARK DEVELOPMENT
GROUP, LLC


M F Dowley

By 
Glenn Russo
Member
Duly Authorized


M F Dowley

STATE OF CONNECTICUT)

COUNTY OF Middlesex)

ss: 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
Esther B. Williams
East Lyme Town Clerk

[illegible]

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

THE SARGENT'S HEAD REALTY
CORPORATION

By: 
A. Cynthia Matthews
Its President
Duly Authorized


STATE OF CONNECTICUT)
COUNTY OF NEW LONDON)

) ss: Waterford

September 21, 2006

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
P. 061-234-0000 FAX: 061-234-0001

CONVEYANCE TAXES COLLECTED

\$8825.00
4412.50


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, S60 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).

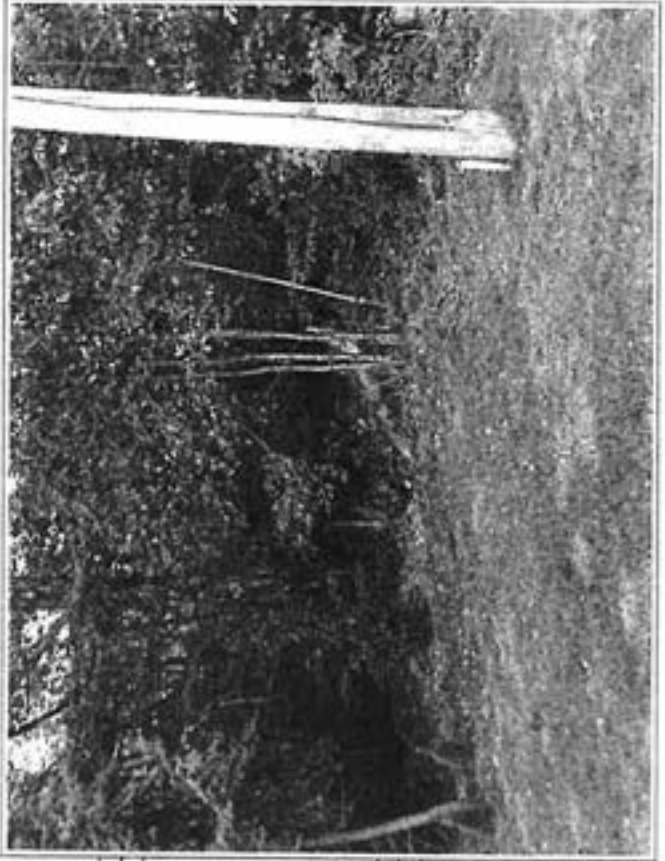
The Grantee herein assumes and agrees to pay the taxes due the Town of East Lyme on the List of October 1, 2005, and all subsequent taxes.

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 2010
 11:45 AM
 East Lyme Town Clerk

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Code	Description	Element	Code	Description					
Style: Model: 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:	00 00	Vacant Land Vacant								
				CONDO DATA						
				Parcel Id	Ci	Owner	0.0			
				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 %			0			
				Functional Obsol			0			
				External Obsol			1			
				Trend Factor						
				Condition						
				Condition %			0			
				Percent Good			0			
				RCNLD						
				Dep % Ovr						
				Dep Ovr Comment						
				Misc Imp Ovr						
				Misc Imp Ovr Comment						
				Cost to Cure Ovr						
				Cost to Cure Ovr Comment						
				OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)						
Code	Description	Ubl	Units	Unit Price	Yr Blt	Const. Cd	% Gd	Grade	Grade Adj	Appr. Value
				BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
				Tr'l Gross Liv / Lease Area						
			0	0	0	0				0

No Sketch



CURRENT OWNER		TOPO		UTILITIES		STRY/ROAD		LOCATION		CURRENT ASSESSMENT		6045 EAST LYME, CT	
LANDMARK DEVELOPMENT GROUP LLC PO BOX 660		2 Above Street 4 Rolling 8 Leverage		5 Well 6 Septic		3 Name		2 Suburban 6 Recreational		Code 5-2		Assessed 7,920	
MIDDLETOWN CT 06457		As Pro ID Sub-Div Photo Devl Lot # Vet Exemp Tract		07162		Bldg Dist 000 Solar Pane Heart Depl Head							
GIS ID 27 0 14		Assoc Pld#											
RECORD OF OWNERSHIP		BK-VOL-PAGE		SALE DATE		QU I WI		SALE PRICE		VC			
LANDMARK DEVELOPMENT SARGENT'S HEAD REALTY CORP THE		0754 0496 014B 0357		09-22-2006 01-04-1974		U V U V		1,765,000 0		28			
DEED NOTES		Code		Description		Number		Amount		Comm Int			
0070		Nbrd Name		Facing		Batch							
NOTES		OWN PAPER PRVT RD THRU ADJCN'T 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									
BUILDING PERMIT RECORD		Permit Id		Issue Date		Type		Description		Amount		Insp Date	
LAND LINE VALUATION SECTION		Zone		LA		Land Type		Land Units		Unit Price		Size Adj	
1 610V FOREST M-00		R12				29,000 AC		6,500		1.00000		0	
Parcel Total Land Area		29,000 AC											
Parcel Total Land Value		103,700											
APPROXIMATE 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									
VISIT / CHANGE HISTORY		Date		Id		Type		IS		CD		Purpose/Result	
		04-13-2022		DV		63		71		BAA		NO CHANGE	
		09-02-2021		DM		63		Review					
		08-19-2016		DM		63		Review					
		11-04-2011		MM		00		Measur+Listed					
		01-05-2011		RS		00		Measur+Listed					
		08-29-2000		JR		10		Measur+Listed					
		08-02-1991		JD		X							
LOCATION ADJUSTMENT		Notes		1.0000		3.575		103,700					
Location Adjustment		Adj Unit P		Land Value									
1 610V FOREST M-00		R12											
Total Card Land Units		29,000 AC											
Total Card Land Value		103,700											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description				
Style Modal 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:	09 00	Vacant Land Vacant							
			CONDO DATA						
			Parcel Id	C	Owner				
			Adjust Type	Code	Description				
			Condo Flr		Factor%				
			Condo Unit						
			COST / MARKET VALUATION						
			Building Value New	0					
			Year Built	0					
			Effective Year Built	0					
			Depreciation Code	0					
			Remodel Rating						
			Year Remodeled						
			Depreciation %	0					
			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						
			OB - OUTBUILDING & YARD ITEMS(L) / XP - BUILDING EXTRA FEATURES(B)						
Code	Description	Units	Unit Price	Yr Blt	Cond. Cd	% Cd	Grade	Grade Adj	Appr. Value
			BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Ft/H Area	Unit Cost	Undisproc Value			
		Tot Gross Liv / Lease Area	0	0	0	0			

No Sketch

[illegible]

Print Date 4/11/2025 10:35:21 P

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Account # 006026

Vision ID 5494

Current Owner

Landmark Development Group LLC

PO Box 660

Middletown CT 06457

Topo

1 Level

Utilities

1 Paved

Start/Road

7 Waterfront

Location

VAC RSLN

6045

EAST LYME, CT

VISION

DEED NOTES

RECORD OF OWNERSHIP

Landmark Development Sargents Head Realty Corp

Other Assessments

Assessing Neighborhood

Notes

Building Permit Record

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

09-02-2021 DM 63 Review

08-18-2016 DM 63 Review

11-14-2011 MM 63 Review

12-13-2010 CI M 00 Measur+Listed

01-21-2000 F-C 00 Measur+Listed

07-29-1991 DH X 10 Measur/LtSnt

12-13-1990 ML 04 Measur/Obtained up

Land Line Valuation Section

Zone LA Land Type Land Units Unit Price Size Adj Site Index Cond Nbhd Nbhd Adj

RES ACLNUD R10 3,485 SF 30.19 1 000000 1 0.20 0050 1 000

Location Adjustment

1.0000

Adj Unit P 6.04

Land Value 21,000

Current Assessment

Code Assessed Assessed

5-1 21,000 14,700

Previous Assessments (History)

Year Code Assessed V Year Code Assessed

14,700 2023 5-1 14,700 2022 5- 14,700

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

Visit / Change History

Date Id Type Is Cd Purpose/Result

09-02-2021 DM 63 Review

08-18-2016 DM 63 Review

11-14-2011 MM 63 Review

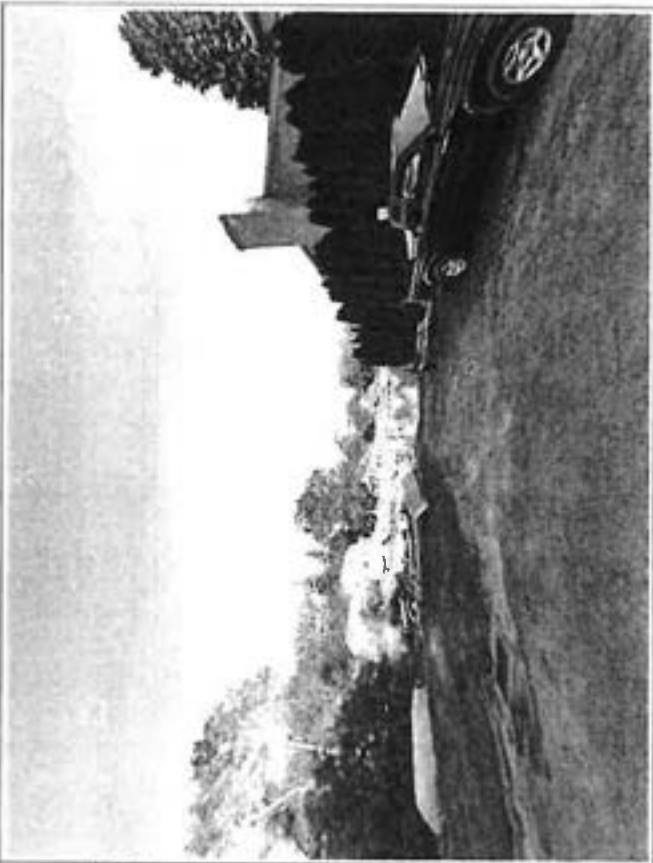
12-13-2010 CI M 00 Measur+Listed

01-21-2000 F-C 00 Measur+Listed

07-29-1991 DH X 10 Measur/LtSnt

12-13-1990 ML 04 Measur/Obtained up

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	99	Vacant Land								
Model	00	Vacant								
Grade										
Series										
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										
			CONDO DATA							
			Parcel Id	C	Owner 0.0					
			Adjust Type	B	S					
			Condo Fb	Description	Factor%					
			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	0						
			RCNLD	0						
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	Lb/L	Units	Yr Blt	Cond	Cd	% Gd	Grade	Grade Adj	Appr. Value
			BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Ell Area	Unit Cost	Undisprec Value				
	111 Gross Liv / Lease Area	0	0	0	0	0				



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ARE A • 86.70 ACRES

ABC NEWS 11:45 LOCAL TV

... APOCALYPTIC REVELATION

1.800.985.7266.com

SCALE 12 AND 13 DUBOIS, LEONARD, CE 1
NEW-JERSEY CT
ST MAP AVAILABLE FOR NEW JERSEY BUREAU
LAST 1986 FROM MONROE, KANSAS
DEAD 1980 DIED 14 20 11 18 11 16 14
ST LUCAS, BECKSTEIN, CE 2

1. "UNIT OF LAB" - THE NEW SHOWN ELEMENT
ACQUIRED FROM ROBERT N. HOWARD CO BY THE
STATE OF CONNECTICUT BRIDGE REPLACEMENT AND
CONCRETE ROUTE U.S. 1, BRIDGE NO. 100, AND
ROBERT N. HOWARD CO TRANSPORTATION CHIEF ENGINEER
BUREAU OF HIGHWAY SURVEY OF

745

HQ-4 MASTER MAIL ROOMS ARE LOCATED

FUSSELL & O'NEILL

[illegible]PLAN PREPARED FOR
SCHNIP DEVELOPMENT CO.

LEWIS, NICE, C. J. ROBERT H. HOWARD
LEWIS, NICE, C. J. ROBERT H. HOWARD
LEWIS, NICE, C. J. ROBERT H. HOWARD

[illegible]

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NEW, INC.

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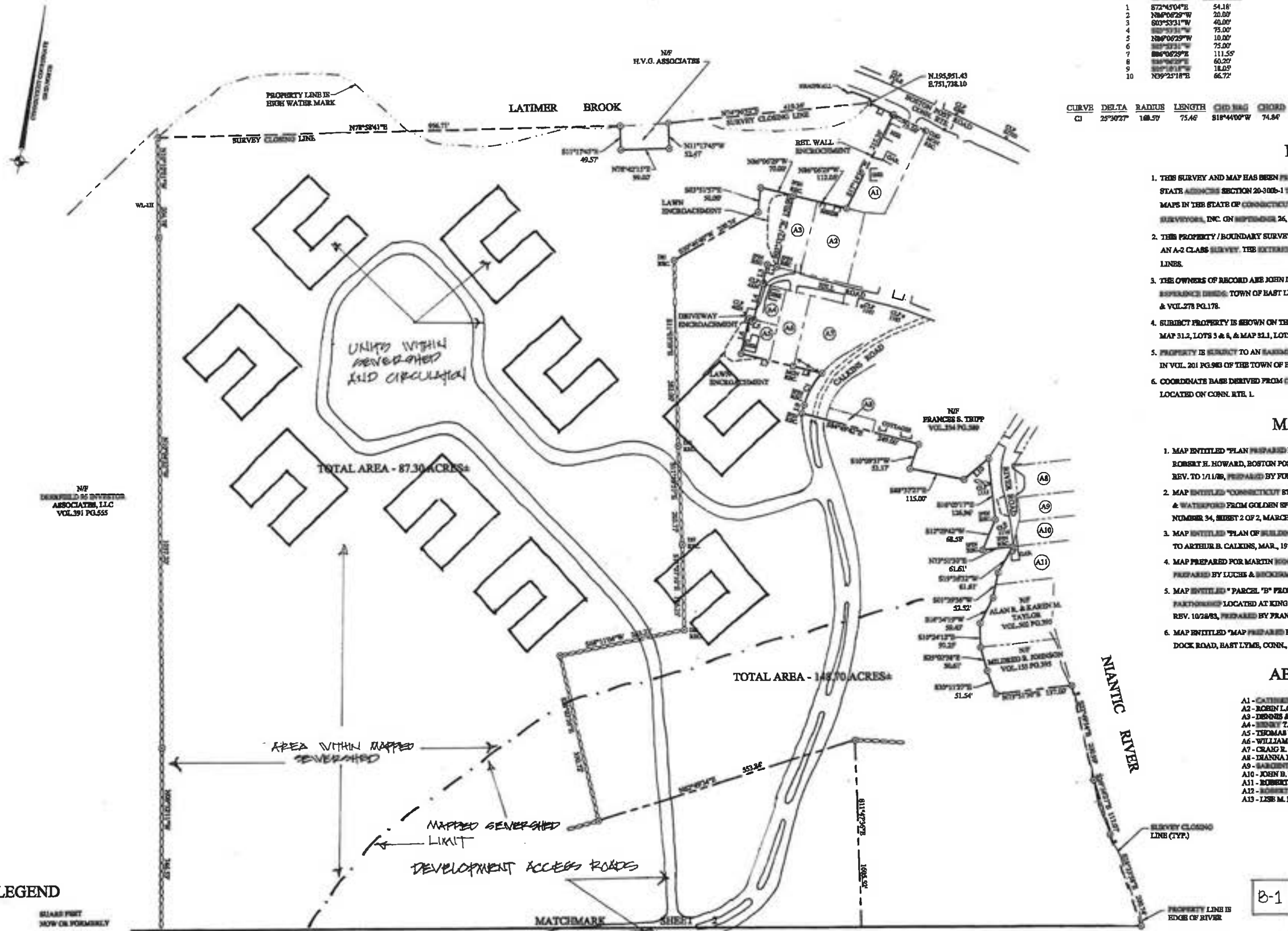


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[illegible]

(* POST)





LINE	BEARING	DISTANCE
1	S72°45'04\"E	54.18'
2	N46°06'29\"W	20.00'
3	S03°53'31\"W	40.00'
4	S20°31'11\"W	75.00'
5	N46°06'29\"W	10.00'
6	S03°53'31\"W	75.00'
7	S44°06'29\"E	111.55'
8	S44°06'29\"E	60.20'
9	S77°01'11\"W	18.00'
10	N99°25'18\"E	66.72'

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD
C1	25°30'27\"	168.59'	75.46'	S18°44'00\"W	74.84'

LOCATION MAP
SCALE: 1" = 1000'

NOTES

- 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, 1994.
- THE PROPERTY / BOUNDARY SURVEY IS A DEPENDANT SURVEY AND CONFORMS TO THE STANDARDS AN A-2 CLASS SURVEY. THE EXTERIOR PROPERTY LINES SHOWN HEREON ARE A RESURVEY OF EXISTING LINES.
- THE OWNERS OF RECORD ARE JOHN I. SCHEP, DAVID MILLS & BARONETS HEAD REALTY CORP. REFERENCE BEING: TOWN OF EAST LYME LAND RECORDS VOL.79 PG.524, VOL.124 PG.39, VOL.148 PG.357 & VOL.278 PG.178.
- SUBJECT PROPERTY IS SHOWN ON THE TOWN OF EASTLYME ASSESSORS MAP 27, LOT 14, MAP 32, LOT 4, MAP 31.2, LOTS 3 & 4, & MAP 31.1, LOTS 2 & 36.
- 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.
- COORDINATE BASE DERIVED FROM CONNECTICUT GEODETIC SURVEY MARKERS STATIONS 28 & 39 LOCATED ON CORN. RTE. 1.

MAP REFERENCES

- MAP ENTITLED "PLAN PREPARED FOR SCHEP DEVELOPMENT CO., LAND OF LAWRENCE C. & ROBERT E. HOWARD, BOSTON POST ROAD-CORN. ROUTE 1, EAST LYME, CT., 1"=100', 12/28/88, REV. TO 1/1/89, PREPARED BY FURS & O'NEILL, CONSULTING ENGINEERS, MANCHESTER, CT.
- MAP ENTITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT ROOST 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
- 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 DABOLY & CRANDALL, ENGINEERS.
- MAP PREPARED FOR MARTIN SCHEP, EAST LYME, CONN., SCALE: 1"=100', DATE: 12/10/90, PREPARED BY LUCHE & BROCKMAN, ENGINEERS, PLANNERS & SURVEYORS.
- 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 FRANKLIN CONSULTANTS, NORWICH, CT.
- MAP ENTITLED "MAP PREPARED FOR WILLIAM A. MATTHEWS "THE HALL ESTATE", QUARRY DOCK ROAD, EAST LYME, CONN., 1"=40', DATED: 9/29/85, PREPARED BY FURS & O'NEILL.

ABUTTERS LIST

A1 - CATHERINE MARIE SEARLE VINCOWI VOL.186 PG.42
A2 - ROBIN L.C. & REBECCA H. O'NEILL VOL.307 PG.009
A3 - DEANNE & KATHLEEN COLLINGS VOL.211 PG.736
A4 - ROBERT T. & JOAN C. FITTING VOL.478 PG.069
A5 - THOMAS W. FITTING, JR. VOL.371 PG.593
A6 - WILLIAM E. RADDY VOL.259 PG.086
A7 - CRAIG R. & ELIZABETH M. CRIGER VOL.180 PG.777
A8 - DIANNA K. AVERY VOL.226 PG.311
A9 - BARONETS HEAD REALTY CORP.
A10 - JOHN B. MANGINI
A11 - ROBERT B. TAYLOR VOL.502 PG.577
A12 - ROBERT L. REARDON, JR. VOL.707 PG.432
A13 - LISA M. REARDON VOL.212 PG.173

LEGEND

S.F.	STANDARD POINT
N.F.	NOT FOUND
VOL.	VOLUME
PG.	PAGE
REC.	RECOVERED
DR.	DRILL HOLE
IPN	IRON PIN
MON.	MONUMENT
ANGLE POINT	ANGLE POINT
CONCRETE MONUMENT	CONCRETE MONUMENT
UTILITY POLE	UTILITY POLE
STONEWALL	STONEWALL
WETLANDS FLAG LOCATION & NUMBER	WETLANDS FLAG LOCATION & NUMBER



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

MARK H. SULLIVAN, L.S., C.P.S.S.
DATE: 11/1/00
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EXHIBIT SEAL

WETLANDS DEMONSTRATED AS SHOWN HEREON

MARK H. SULLIVAN, L.S., C.P.S.S.
DATE: 11/1/00
CERTIFIED PROFESSIONAL SURVEYOR

DATE	REVISION
7/15/04	Revised Survey Closure, Line

B-1

PROPERTY / BOUNDARY SURVEY	
PREPARED FOR	
LANDMARK DEVELOPMENT GROUP	
RIVER VIEW ESTATES	
BOSTON POST ROAD	
(CONN. RTE. 1)	
EAST LYME, CONNECTICUT	
MARK H. SULLIVAN, L.S., C.P.S.S.	
LAND SURVEYING AND ENGINEERING CONSULTANTS, LLC	
38-40 PINEAPPLE ROAD	
CANTONMENT, CT 06029	
PHONE: 860-459-0000	
FAX: 860-459-0000	
DATE: 11/1/00	DRAWN BY: LMS
SCALE: 1"=100'	PROJECT NO: 08-017
SHEET 1 OF 1	

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.

Exhibit 11



WALLER
SMITH &
PALMER^{PC}
Attorneys at Law

TRACY M. COLLINS*
PHILIP M. JOHNSTONE+*
CHARLES C. ANDERSON
CATHERINE A. MARRION
TIMOTHY D. BLEASDALE

OF COUNSEL
ROBERT P. ANDERSON, JR.

* ALSO ADMITTED IN RI
+ ALSO ADMITTED IN MA

August 25, 2025

Daniel Cunningham, Chairman
Water & Sewer Commission
108 Pennsylvania Ave.
Niantic, CT

RE: RECENT MORATORIUM RESOLUTION HAS NO EFFECT ON PENDING
APPLICATIONS WITH WSC

Dear Mr. Cunningham:

As you know, the Water and Sewer Commission recently adopted a resolution requesting that the Board of Selectmen enact moratorium by Town ordinance on certain types of sewer applications. That matter remains pending with the Board and no moratorium has been enacted by the Board. The purpose of this letter is for the Town Attorney's Office to provide guidance to the Commission concerning its efforts to hear and act on sewer applications prior to the effective date of any moratorium that may be enacted by the Board. **A copy of this letter should be added to the record for any pending application received since the Commission adopted its moratorium resolution.**

On June 24, 2025, the Commission adopted a resolution titled "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" (the "Resolution"). This is a non-binding resolution requesting that the Board amend certain Town ordinances to suspend applications for new sewer connections over certain limits and applications for sewer capacity allocation. The Resolution expresses the Commission's conclusion that it currently has allocated or used all of its available wastewater treatment capacity at the New London treatment facility and that these moratoria are necessary while the Commission works to increase its available treatment capacity.

The Board began a public hearing on the proposed moratorium ordinance on August 6, 2025. That hearing has been continued to September 3, 2025. As of the date of this letter, the Board has not closed its public hearing or deliberated or voted on enacting the proposed moratoria. In the event that the Board does enact the moratorium

ordinance, it would not take effect until 10 days after notice of the enactment it is published in the newspaper pursuant to section 3.4.3 of the East Lyme Charter. Any application filed with the Commission prior to the effective date of the moratorium ordinance is not subject to the moratorium.

This means that while considering pending applications **filed prior to the effective date of the moratorium ordinance**, the Commission should ignore the moratorium issue and not consider it as part of its decision on such applications. This follows long standing legal procedure in Connecticut for the handling of applications to municipal boards and commissions that are pending before the board or commission when applicable regulations are amended. The rule is that pending applications are decided under the regulation and ordinances effective at the time the application is filed. Dauti Construction, LLC v. Water & Sewer Commission Authority of Newtown, 125 Conn. App. 652, 660-65 (2010) (applications judged under the applicable law at the time of filing). Similarly, this approach complies with rulings from the Connecticut Supreme Court that a new law, regulation, or ordinance "should not be applied retroactively to pending actions." New Haven v. Public Utilities Commission, 165 Conn. 687, 726 (1974). The Commission may consider data concerning, for example, the status of the Town's available wastewater treatment capacity if such information is in the record for a pending application. However, the Commission may not deny such application on the basis that it adopted the Resolution or that the Board is considering adopting or has adopted the moratorium ordinance so long as the application was filed prior to the effective date of any moratorium ordinance.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy D. Bleasdale". The signature is fluid and cursive, with the first name being more prominent.

Timothy D. Bleasdale, of
Waller, Smith & Palmer, P.C.

Ben North

From: Ben North
Sent: Thursday, August 28, 2025 4:29 PM
To: Glenn Russo; Hollister, Timothy S.
Cc: Timothy Bleasdale
Subject: General Layout for use of land - Landmark Phase II application
Attachments: Approved Sewer Capacity Regulation for over 5000 gpd.pdf

Hi Glenn,

In reviewing your application for sewer capacity allocation for the upcoming meeting, which will have a public hearing component that starts at 6:30 pm on September 23, I noticed that the drawing titled "River View Estates", Project No 00-217, Drawing 1 of 3, has units that encompass much of the sewer shed on your property. This makes sense for the application for 123,000 gallons per day that you recently submitted, but it appears to exhaust most of the area of your property that is within the sewer shed. Where would you site the units for the 118,400 gallons per day that you already have allocated in relation to this new application? More specifically, can you send a drawing that identifies where the units for "phase I", that are expected to discharge 118,400 gallons per day, are in relation to this new "phase II" layout? It seems like there are a lot of units that would need to fit in a relatively tight area. Also, can you provide me with more specific information, in a drawing depicting a rough scaling of the proposed buildings to show how they will fit into the sketch that I received, showing units broken out? I am referring to something akin to a single-level floor plan to each building to show how so many units could fit in this area. In looking for 864 units of housing, with almost half of them as two-bedroom units, and a clubhouse, I feel like fitting that many units in such a small area would be exceedingly difficult.

Thank You



Ben North
Chief Operating Officer
East Lyme Water and Sewer
Phone 860-691-4108
Web eltownhall.com
Email bnorth@eltownhall.com
108 Pennsylvania Ave, Niantic CT
06357

From: Ben North
Sent: Wednesday, September 10, 2025 2:34 PM
To: 'Glenn Russo'; 'Hollister, Timothy S.'
Cc: 'Timothy Bleasdale'
Subject: RE: General Layout for use of land - Landmark Phase II application
Attachments: General Layout for use of land - Landmark Phase II application

Hi Glenn,

In a follow up to my email from 8/28, please provide me the approved zoning application, permit number, and accompanying approved site plan for your "phase 1" development that corresponds to the 118,400 gallons per day of capacity that Water and Sewer Commission is reserving for you.

Also, in keeping with my request from 8/28, can you send a site plan that identifies where the units for "phase I", that are expected to discharge 118,400 gallons per day, are in relation to this new "phase II" layout?

Can you provide me with more specific information, in a drawing depicting a rough scaling of the proposed buildings to show how they will fit into the sketch that I received, showing units broken out? I am referring to something akin to a single-level floor plan to each building to show how so many units could fit in this area. In looking for 864 units of housing, with almost half of them as two-bedroom units, and a clubhouse, I feel like fitting that many units in such a small area would be exceedingly difficult.

Thank You



Ben North
Chief Operating Officer
East Lyme Water and Sewer
Phone 860-691-4108
Web eltownhall.com
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108 Pennsylvania Ave, Niantic CT
06357

EAST LYME WATER & SEWER COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 27, 2019
MINUTES

The East Lyme Water & Sewer Commission held a Regular Meeting on Tuesday, August 27, 2019 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson called the Regular Meeting to order at 7:21 PM immediately following the previously scheduled Public Hearing.

PRESENT: Mark Nickerson, Chairman, Steve DiGiovanna, Dave Jacques, Dave Murphy, Joe Mingo, Carol Russell, Roger Spencer, Dave Zoller

ALSO PRESENT: Attorney Harry Heller, representing the applicant
Attorney Mark Zamarka, Town Counsel
Attorney Timothy Hollister, Glenn Russo, Landmark
Joe Bragaw, Public Works Director
Brad Kargl, Municipal Utility Engineer
Ben North, Municipal Utility Engineer
Kevin Seery, Deputy First Selectman

FILED

Sept 3 2019 AT 1:40 AM/PM
Kenneth M. Williams
EAST LYME TOWN CLERK

ABSENT: Dave Bond

1. Call to Order / Pledge of Allegiance

Chairman Nickerson called the Regular Meeting of the East Lyme Water & Sewer Commission to order at 7:21 PM immediately following the previously scheduled Public Hearing. The Pledge was previously observed.

2. Approval of Minutes

*** Public Hearing Minutes – July 23, 2019**

Ms. Russell read a typed paragraph regarding where she was speaking on capacity that she wanted put into the record.

The Commissioners did not approve the change.

****MOTION (1)**

Mr. DiGiovanna moved to approve the Public Hearing Minutes of July 23, 2019 as presented.

Mr. Murphy seconded the motion.

Vote: 6 – 0 – 2. Motion passed.

Abstained: Mr. Nickerson, Mr. Zoller

*** Regular Meeting Minutes – July 23, 2019**

Mr. Nickerson called for a motion or any discussion or corrections to the Regular Meeting Minutes of June 25, 2019.

****MOTION (2)**

Mr. DiGiovanna moved to approve the Regular Meeting Minutes of July 23, 2019 as presented.

Mr. Murphy seconded the motion.

Vote: 6 – 0 – 2. Motion passed.

Abstained: Mr. Nickerson, Mr. Zoller

3. Delegations

Mr. Nickerson called for delegations.

Cynthia Trocki, 22 Blue Heron, Niantic, CT said that she wanted complete information on the new Black Point sewer system from inception.

4. Consider Allocation of Sewer Capacity for Pazz & Construction

Mr. Nickerson noted that they had two previous evenings of Public Hearings.

Ms. Russell explained her analysis of annual average of remaining capacities for the years 2012-2018 noting that they started at remaining flow of 380,000 at the end of FY2019 and do not have current figures.

Mr. Mingo said that is not what this is about.

Mr. Nickerson said that they are to determine if there is capacity for this application and out Utility engineer has said that there is.

Attorney Zamarka said that he agrees with the Chairman in that this is not the arena to set policy going forward. To recap – the Commission purview is to determine if there is capacity for this development.

Ms. Russell cited other

Mr. Mingo called Point of Order and said that he would make a motion –

****MOTION (3)**

Mr. Mingo moved to grant the applicant Pazz & Construction the 35,400gpd sewer capacity that they have requested.

Mr. DiGiovanna seconded the motion.

Attorney Zamarka said that they would have to substantiate the motion with reasons for it.

Mr. Mingo said that they are ticket holders who originally paid the fee assessment for sewers on this property which covered the entire area. Further there is enough capacity to cover this.

Attorney Zamarka said that he has a draft resolution for the motion.

Mr. Mingo and Mr. DiGiovanna rescinded their Motion (3).

Ms. Russell said that while a ticket holder is allowed capacity she thinks they need a more reasonable analysis to get to it.

It was determined that was a discussion for another time and not here.

****MOTION (4)**

Mr. Mingo moved that Whereas, on May 28, 2019 Pazz & construction, LLC ("Applicant") filed with a the East Lyme Water & Sewer Commission ("Commission") an application for determination of sewer capacity pursuant to General Statutes §7-246a(a)(1), seeking confirmation of 35,400 gpd (gallons per day) of sewer capacity for Phase 1 of a multi-family residential housing development project to be located on its property at 90 North Bridebrook Rd ("Application"); and

Whereas, on January 4, 2019, the Commission adopted a regulation entitled "Applications for Determination of Adequacy of Sewer Capacity Pursuant to General Statutes §7-246a(a)(1)" ("Regulation"); and Whereas, prior to the enactment of the Regulation the Applicant submitted an earlier application for determination of sewer capacity and by agreement held that application in abeyance, and that application has never been withdrawn; and

Whereas, the Regulation is now on appeal in the Superior Court for the Judicial District of Hartford; and Whereas, the Applicant has requested that the Commission decide on its Application under both the Regulation and the pre-Regulation standards, in the event that the Regulation is overturned by a court of competent jurisdiction; and

Whereas, the Regulation sets forth the information that must be included in an application for determination of sewer capacity, as well as the duration of a capacity allocation and the factors that the Commission may consider in reaching a decision on such an application; and

Whereas, the application contains the information required by the Regulation; and

Whereas, pursuant to General Statutes §7-246a(a)(1), the Commission is required to determine the adequacy of sewer capacity related to a proposed use of land; and

Whereas, the Commission held three public hearings on the application and listened to hours of testimony during those hearings; numerous exhibits were submitted by the Applicant, the commission, and individuals for consideration during the hearing process. In making its decision the commission is considering the testimony and exhibits submitted at the public hearings; and

Whereas, the Commission has wide discretion in connection with the decision to supply sewer service to particular properties; and

Whereas, pursuant to an agreement with the Town of Waterford and the City of New London ("Agreement"), the Town is entitled to make use of 15% of the treatment capacity of the Piacenti Facility (the New London Waste Water Treatment Facility); and

Whereas, the current treatment capacity of the Piacenti Facility is 10,000,000 gpd; and

Whereas, pursuant to the Agreement, the Town is currently entitled to 1,500,000 gpd of sewerage treatment capacity at the Piacenti Facility; and

Whereas, pursuant to orders from the CT Department of Energy and Environmental Protection, the Town is required to reserve 478,000 gpd of its available sewage treatment capacity for the benefit of various State facilities located in the Town, and this amount is not available to the Town or any other customers of the Town; and

Whereas, based on the evidence in the record, the Commission finds that the Town has sufficient remaining unallocated sewage treatment capacity; and

Whereas, the property has been a ticket holder for some time and has paid a sewer assessment; and there is sufficient capacity to support this request -

BE IT THEREFORE RESOLVED, that the East Lyme Water & Sewer Commission, acting as the Town's Water Pollution Control Authority, pursuant to the Regulation and based on a review of evidence in the record, hereby **GRANTS** to the Applicant 35,400 gallons per day (gpd) of sewage treatment capacity pursuant to an application dated May 28, 2019 seeking 35,400 gpd of sewage capacity for Phase 1 of a multi-family residential housing development project to be located on its property at 90 North Bride Brook Rd. The duration of said grant shall be as set forth in Section II of the Regulation.

Mr. DiGiovanna seconded the motion as amended.

Mr. Murphy suggested stating inside of the 'line'.

Mr. Mingo said that they are not a land use agency and we do not determine how many units or people or kids, etc.

Vote: 8 – 0 – 0. Motion passed.

Mr. Nickerson noted that it is appropriate to determine the line going forward here as long ago they used a magic market and when the map was enlarged the line was also enlarged and there is no 50' wide boundary line.

****MOTION (5)**

Mr. Murphy moved that the determination on the sewer shed means inside the border of the line.

There was No Second –

****MOTION (6)**

Mr. Mingo moved that the line be determined as the middle of any line.

Mr. Spencer seconded the motion.

Vote: 7 – 1 – 0. Motion passed.

Against: Mr. Murphy

5. Application for Sewer Capacity Determination for Rocky Neck Village (formerly JAG Capital Drive, LLC)

Ronald Penton, Sr. Project Mgr. said that they are requesting a hearing on capacity for Rocky Neck Village a 60 unit Affordable Housing project formerly known as JAG Capital Drive.

Attorney Zamarka noted that start date for this application is today – August 27, 2019 and that they have 65 days in which to make a decision. The decision must be made by October 31, 2019.

****MOTION (7)**

Mr. Murphy moved to schedule the Rocky Neck Village Public Hearing for 7 PM on September 24, 2019.

Mr. Zoller seconded the motion.

Vote: 8 – 0 – 0. Motion passed.

6. Landmark Development Group, LLC BPR Sewer Extension

- **Attorney Hollister Letter dated July 25, 2019**

Attorney Hollister noted for the record his letter dated July 25, 2019. (Attached)

- **Commission Response**

Mr. Nickerson said that they would have the discussion at another time.

7. Billing Adjustments

Mr. Kargl noted that four (4) had been approved as they all fell within the parameters of the 1 in 10' policy. He said that he provided them with the information.

8. Approval of Bills

Mr. Nickerson called for a motion on the Booster station Upgrade bill.

****MOTION (8)**

Mr. DiGiovanna moved to approve payment of the following **Booster Station Upgrade bill: Hungerfords Inc., Inv. #85397 in the amount of \$22,000.**

Mr. Zoller seconded the motion.

Vote: 8 - 0 – 0. Motion passed.

Mr. Nickerson called for a motion on the Water Main Improvement bill.

****MOTION (9)**

Mr. DiGiovanna moved to approve payment of the following **Water Main Improvement bill: B & L Construction Inc., Inv. #74955 in the amount of 24,312.28.**

Mr. Zoller seconded the motion.

Mr. Jacques asked how this came in with what was budgeted.

Mr. Kargl said that it was around \$3000 under.

Vote: 8 - 0 – 0. Motion passed.

9. Request for Authorization of funds from Sewer Benefit Assessment Fund for Pattagansett Pump Station Generator Upgrades

Mr. Kargl said that the generator is 25 years old and the transfer switch is a stand alone and not part of the generator.

****MOTION (10)**

Mr. Murphy moved to transfer \$9,600 from the Sewer Benefit Assessment Fund to the Sewer Operating Fund Account #06-01-300-610-215 for the replacement of the generator transfer switch at the Pattagansett Sewer Pump Station.

Mr. Zoller seconded the motion.

Vote: 8 – 0 – 0. Motion passed.

10. Meter Deposits – Discussion and Possible Action

Mr. Bragaw said that they have approx. \$433,000 in meter deposits and are not in a position to pay out everything to everyone all at once. They have stopped taking meter deposits and the proposal is to pay out \$25/year with interest at \$12.50 per billing period. The only piece of the information that they do not have is the interest rate or calculation as it is the last payment where the interest should be paid out. It also fluctuates per person based on the time factor that we have held the deposit – a person who has paid three years ago would not be entitled to the same rate as someone who has had the deposit held by us for 20 or 40 years.

Mr. Nickerson suggested a round figure – perhaps \$1 per year.

Attorney Zamarka noted that it is a good idea to be out of the meter deposit business.

Ms. Johnson said that she thinks that they need more time to determine the payback interest.

Mr. Bragaw said that he would like to bring this back in September and have a conversation with the Attorney once he has more information.

As an update on the new meter project he said that the meter company does not want to get started until the radio towers are ready as they want to test the meters as they go.

11. Tri-Town Sewer Agreement

• Appointment of Agreement Review Committee

Mr. Nickerson said that he would be on this Committee and also Mr. DiGiovanna, Mr. Jacques and Mr. Mingo.

12. Finance Director Report

Ms. Johnson synopsized her report which everyone received in their packets. She noted that water operations cash was getting low.

13. Water Project Updates

• Well 1A and 6 Treatment Plan Modifications and Upgrades – Schedule for re-bid

Mr. Kargl reported that the DPH had approved the revised project with the \$28,000 more and that the bid will have a different look to it – there will be two alternates to it. The DPH has also requested a letter on the alternates.

14. Correspondence Log

There were no comments.

15. Chairman's Report

Mr. Nickerson noted that the elementary school projects are 98% complete; Silver Petrucelli is moving along on the Public Safety building and the Costco building and road work are also moving along. Additionally, Old Lyme passed the sewer project at referendum so they will be coming over and through in accordance with the agreement that we have.

16. Staff Updates

a. Water Department Monthly Report

Mr. Kargl noted that we are doing well with the take back from New London.

b. Sewer Department Monthly Report

There were no comments.

17. Future Agenda Items

Mr. Murphy asked that at some point they have a capacity data review.

18. ADJOURNMENT

Mr. Nickerson called for a motion to adjourn.

****MOTION (11)**

Mr. DiGiovanna moved to adjourn this Regular Meeting of the East Lyme Water & Sewer Commission at 8:42 PM.

Mr. Murphy seconded the motion.

Vote: 8 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary



EAST LYME
WATER & SEWER COMMISSION

AUG 27 2019

AGENDA # 6a

Timothy S. Hollister
Phone: (860) 251-5601
Fax: (860) 251-5318
thollister@goodwin.com

July 25, 2019

VIA PDF TO MARK S. ZAMARKA

Mr. Mark Nickerson, Chair,
and Commission Members
Water and Sewer Commission
Town of East Lyme
108 Pennsylvania Avenue
P. O. Box 519
Niantic, CT 06357-0519

Mark S. Zamarka, Esq.
Waller Smith & Palmer, P.C.
52 Eugene O'Neill Drive
P. O. Box 88
New London, CT 06320

Re: Landmark Development Group LLC: Sewer Allocation

Dear Chair Nickerson, Commission Members, and Attorney Zamarka:

We are writing to request further confirmation of the 118,000 gallons of sewer capacity that the Water and Sewer Commission ("WSC") granted to Landmark in December 2018.

In a Brief dated May 24, 2019, filed by Attorney Zamarka in Landmark's appeal of the East Lyme Zoning Commission's 2015 action on Landmark's Rezoning and Preliminary Site Plan application, the Zoning Commission told the Court:

Currently municipal water and sewer service is not available to the [Landmark] development area. A sewer extension along Boston Post Road, on which the plaintiff has frontage, has been approved by the East Lyme Water and Sewer Commission ("WSC") but has never been built and the WSC has no plans to build one in the near future.

Brief, p. 3. Later in the same Brief, the Zoning Commission states: "[Although] Landmark now has its conditional sewer capacity, that grant is more symbolic than practice at the present time."

Landmark requests that the WSC disavow these positions taken by the Zoning Commission and confirm Landmark's right to construct the Boston Post Road sewer extension, at its expense, subject only to the normal engineering review stated in the WSC's Regulations. If this confirmation is not provided, Landmark will raise this issue with Judge Cohn. (In doing so, Landmark will also apprise the Court of the spreadsheet regarding available sewer capacity that

7831434 v2

Attachment 1 - 10/28/19 Per 11/19 8/27/19

2
pp.

July 25, 2019

Page 2

was distributed at the July 23, 2019 hearing on Pazz & Construction, which proves, once and for all, six years of misrepresentations to the Court about the Town's available sewer capacity.)

First, a private developer (Konover) was always going to pay for and construct the extension. The extension was never contingent or reliant on the Town building the extension. Landmark is simply stepping into the role of the prior developer.

Second, the Boston Post Road plans are not only approved, but they are fully engineered, and show sewer lateral connections from the extension onto Calkins Road and River Road, on which Landmark has existing frontage, as well as running along Landmark's frontage on Boston Post Road.

Third, in 2012, Landmark applied to this Commission under General Statutes § 7-246(a) for a determination of sewer capacity *available* to Landmark's property. A prominent exhibit throughout the six year appeal from the WSC's denial of sewer capacity was the approved Boston Post Road sewer extension. At no time during those six years did the WSC ever take the position that the sewer capacity sought by Landmark was dependent on the Town deciding *whether* to construct the extended sewer line. Such a position is now foreclosed due to not having ever been raised in the 2012-2018 litigation.

Fourth, the WSC's Sewer Use and Sewage Disposal Ordinance, as in effect in December 2018 and applicable to Landmark's 118,000 gallons, is replete with references to the right of an owner of land within the Town's Sewer District to construct an approved sewer, at its expense. See, for example, §§ 2.3, 2.4, 3.6, 3.9, 3.13, and 5.3.

In summary, Landmark requests written confirmation that it has the right, just as the previous developer had (Konover), at its own expense, subject only to normal engineering review, to construct the approved Boston Post Road sewer extension from the sewer line's present terminus at the Waterford / East Lyme town line, to Landmark's frontage on the Boston Post Road.

Thank you.

Very truly yours,



Timothy S. Hollister

TSH:ekf

c: Glenn Russo, Landmark Development Group LLC (via pdf)
F.A. Hesketh & Associates, Inc. (via pdf)

Exhibit 15

EAST LYME WATER & SEWER COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 24, 2019
MINUTES

The East Lyme Water & Sewer Commission held a Regular Meeting on Tuesday, September 24, 2019 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson called the Regular Meeting to order at 7:18 PM immediately following the previously scheduled Public Hearing.

PRESENT: Mark Nickerson, Chairman, Dave Bond, Steve DiGiovanna, Dave Jacques, Dave Murphy, Joe Mingo, Carol Russell, Roger Spencer, Dave Zoller

ALSO PRESENT: Brad Kargl, Municipal Utility Engineer
Ben North, Municipal Utility Engineer
Attorney Mark Zamarka, Town Counsel
Ronald Penton, LaRosa Senior Project Manager/Applicant
Jeff Dewey, Engineer Applicant

ABSENT: No One

1. Call to Order / Pledge of Allegiance

Chairman Nickerson called the Regular Meeting of the East Lyme Water & Sewer Commission to order at 7:18 PM immediately following the previously scheduled Public Hearing. The Pledge was previously observed. He asked that they add and 63 Edge Hill Road - 1 in 10 to Item 5 - Billing Adjustments on the agenda.

MOTION (1)

Mr. Murphy moved to add 63 Edge Hill Road - 1 in 10 to Item 5 - Billing Adjustments on the agenda. Mr. DiGiovanna seconded the motion.
Vote: 9 - 0 - 0. Motion passed.

2. Approval of Minutes

- Public Hearing Minutes - August 24, 2019

Mr. Nickerson called for a motion on the Public Hearing minutes.

MOTION (2)

Mr. DiGiovanna moved to approve the Public Hearing Minutes of August 24, 2019 as presented. Mr. Zoller seconded the motion.
Vote: 8 - 0 - 1. Motion passed.
Abstained: Mr. Bond

- Regular Meeting Minutes - August 24, 2019

Mr. Nickerson called for a motion or any discussion to the Regular Meeting Minutes of August 24, 2019. Ms. Russell read and submitted 'clarifications' to where she was speaking on Page 2. (Attached)

MOTION (3)

Mr. DiGiovanna moved to approve the Regular Meeting Minutes of August 24, 2019 with the submission. Mr. Zoller seconded the motion.
Vote: 8 - 0 - 1. Motion passed.
Abstained: Mr. Bond

FILED

September 30, 2019 AT 10:02 AM PM
Brooke Horan ATC
EAST LYME TOWN CLERK

3. Delegations

Mr. Nickerson called for delegations.

There were none.

4. Consider Allocation of Sewer Capacity for Rocky Neck Village

Mr. Mingo asked if they should discuss available sewer capacity.

Mr. Nickerson said that he is of the opinion that even if it is the last 25,000gpd – that this applicant has to get it as the court has ordered that this project is to go forward.

Attorney Zamarka noted to Mr. Mingo that they should leave agenda item #7 (Discussion on available sewer capacity) where it is and they should follow the regulation.

Mr. Kargl passed out the spreadsheet that he had used for the calculation this evening noting that the allocations and the remaining capacity with the 25,200gpd considered would be 117,669.

****MOTION (4)**

Mr. Mingo moved to grant the applicant Rocky Neck Village the 25,200 gpd sewer capacity that they have requested contingent upon proof of ownership or proof of authority to develop the property within 30 days.

Mr. Murphy seconded the motion.

Vote: 9 – 0 – 0. Motion passed.

5. Billing Adjustments

• 63 Edge Hill Road – 1 in 10

Mr. Kargl explained that this adjustment is for \$65.85 which does not suit the parameters of the policy as it would need to be \$75 or more of an adjustment. This was due to a leaking toilet with the water going into the sewer. He noted that with the recent readings that the toilet has been fixed and everything is normalized. The owner is present.

****MOTION (5)**

Mr. Bond moved to adjust this as a 1 in 10 in the amount of \$65.85 even though it does not meet the parameters.

Mr. Zoller seconded the motion.

Ms. Russell asked the owner if he understands that this is his one shot in 10 years for this adjustment. He said that he did.

Mr. Nickerson called for a vote on the motion.

Vote: 7 – 2 – 0. Motion passed.

Against: Mr. Mingo, Mr. Spencer

• 15 Freedom Way – Unit #84

Mr. Kargl synopsisized this case that they had discussed earlier in the year. He noted that the owner was supposed to be present this evening. The association said that there was no power washing during that time indicating that his water was not used.

Mr. DiGiovanna said that he thinks that we have done all that we can and the customer has not even filed a request so if he does not show up then this is done.

6. Approval of Bills

There were none.

7. Review and Discussion of Available Sewer Capacity Calculations

Mr. Mingo asked that they discuss this at their next meeting as it was not in their packets and they did not have the time to review it.

Mr. Kargl gave a brief synopsis of his compilation that includes the August data. He said that if the years were averaged that they would come up with 369,000 so he feels that they are on track with the 380,000.

The high amount of rainfall might be the factor that affects it.

Mr. Mingo said that he is of the opinion that we would not run out as the State has a lot of unused capacity that technically belongs to the people.

Mr. DiGiovanna asked if they would at least agree on the 380,000 as a starting point number. Attorney Zamarka suggested that perhaps they could settle upon how long the 'look-back' period would be instead.

Mr. North said that he would work on what 'ticket-holders' we have and the build out for some more accurate figures. Note was made that water also needs to be considered.

8. Tri-Town Sewer Agreement

Mr. Kargl noted that the agreements were included in their packets.

Attorney Zamarka noted that they have agreements with Waterford and New London and also an agreement with Waterford. They are 30-year agreements that come up for 2021. They are trying to set up some preliminary discussion on this which is the stage that they are at now.

9. Finance Director Report

Mr. Nickerson noted that Ms. Johnson had provided the report which was in their packets.

10. Preliminary Discussion on Water and Sewer Rates

Mr. Kargl noted that they had information from Mr. Bragaw indicating that they were pretty much on track with the water and sewer budget rate increases as he had presented in April - 2% increase on the water side and 2.5% increase on the sewer side.

He noted that he would set up the Public Hearing for their October meeting on these proposed rate increases.

11. Water Project Updates

*** Meter Replacement Project**

Mr. North noted that the DPH has issued contracts as well as the loan agreement from the State. January – July 2020 is the roll out and installation of the new meters. The cell tower at Darrows Ridge was the setback and that now looks to be on track.

*** Well 1A and 6 Treatment Plan Modifications and Upgrades – Schedule for re-bid**

Mr. Kargl reported that the DPH had approved the revised project and that the objective is to get going by early 2020.

12. Correspondence Log

Mr. Kargl noted that there was fluoridation information from Ms. Russell in it.

13. Chairman's Report

Mr. Nickerson reported that they are paving the second portion of Saunders Point; Costco will be opening November 14, 2019 and the 120 units up the hill at the Sound will be starting soon. He noted that they are the No. 1 taxpayer in the Town. He also reported that Parks & Rec has had the most successful summer ever and they will be changing the HVAC unit in this building very soon.

Mr. Mingo said that he would like to see some grant money to test for another well site.

14. Staff Updates

a. Water Department Monthly Report

There were no comments.

b. Sewer Department Monthly Report

Ms. Russell noted that the flow at the prisons was up a bit.

Mr. Nickerson noted that there is a large construction project going on there and that is probably contributing to it.

15. Future Agenda Items

No discussion.

16. ADJOURNMENT

Mr. Nickerson called for a motion to adjourn.

****MOTION (6)**

Mr. DiGiovanna moved to adjourn this Regular Meeting of the East Lyme Water & Sewer Commission at 8:56 PM.

Mr. Bond seconded the motion.

Vote: 9 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Clarifications
Proposed Corrections to Water & Sewer Regular Meeting Minutes August 27, 2019

Please amend Page 2 Item 4 Second Paragraph as follows:

Ms. Russell discussed her analysis of the annual averages of remaining flow capacity for the period 2012 thru July 2019. She expressed concern that using the 2012 thru 2018 average of 380,000 gpd as the starting point (before deducting for known future capacity obligations) may be too high a starting figure.

Also, please amend Page 2 *Discussion / recission* **MOTION (3) fourth paragraph as follows:

Ms. Russell said that while a ticketholder is allowed capacity, the amount to be granted is not unlimited and the Commission needs to weigh the request based on an analysis of remaining capacity.

Submitted by C. Russell 9/24/19

East Lyme Sewer Department
Sewer Capacity Allocations
Sep-19

Average Month East Lyme Allocation Remaining (7 years)									380,000 (gallons)
A	Applicant/Development	Date of Request	Type of Use	Additional Project Description	Date of Public Hearing	Status	Methodology Used to Determine Capacity	Sewer Capacity Requested (gallons)	Sewer Capacity Allocated or Need Anticipated (gallons)
1	Landmark Dev. Group		Residential	Apartments				0	118,400
2	Costco		Commercial	Retail				0	7,650
3	Gateway Phase II		Residential	Apartments				0	18,681
4	Pazz & Construction		Residential	Multi-family				0	35,400
→ 5	Rocky Neck Village		Residential	Multi-family				25,200	
	Subtotal							25,200	180,131
B	Prior Approved Projects Under Construction (>5,000 gpd)								
1	Village Crossing		Residential	Condominiums				0	14,400
2	Orchards Subdivision		Residential	Single Family				0	42,600
									0
									0
	Subtotal							0	57,000
C	Other (>5,000 gpd)								
	Subtotal							0	0
Total								25,200	237,131 ✓
Balance Remaining									142,869
Balance Remaining with A5									117,669 ✓

Approved by Board

2/2/20

Town of

First Selectman
Daniel R. Cunningham
dcunningham@eltownhall.com
Phone (860) 691-4110



East Lyme

P.O. Box 519
108 Pennsylvania Avenue
Niantic, Connecticut 06357
Fax (860) 739-2851

October 9, 2024

New London Water and Water Pollution Control Authority
15 Masonic St
New London CT, 06320

Dear Chairman Weiner,

I hope this letter finds you well. I am writing to you on behalf of the East Lyme Water and Sewer Commission to formally request an increase in sewer capacity allocation from existing sewer capacity allocation that the New London Water and Water Pollution Control Authority holds at the Thomas E. Piacenti Water Pollution Control Facility in New London. This request is intended to be an addendum to the current Waterford, New London, and East Lyme Agreement already in place between our municipalities.

As East Lyme continues to grow and develop, our projections indicate a need for additional sewer capacity to support our community's needs over the next 5 to 10 years. Specifically, we are requesting an increase in sewer capacity in increments of 100,000 gallons per day initially, with an option to purchase up to an additional 200,000 gallons per day in 100,000-gallon increments in the next 5 to 10 years, for a total capacity request of 300,000 gallons per day.

We believe that this incremental approach will allow both of our commissions the flexibility to manage and plan for the increased capacity in a sustainable and efficient manner in the future and adjust to actual sewer capacity requirements as needed. The requested capacity increase is crucial for accommodating anticipated residential and commercial growth, ensuring that we can continue to provide reliable and effective sewer services to our customers.

We understand that this request will take careful consideration of New London's future sewer capacity needs and are committed to working collaboratively with the New London Water and Water Pollution Control Authority to address these concerns. Please consider this request with your commission and let us know a convenient time to discuss this request in further detail and to outline the necessary steps to amend the Tritown Agreement accordingly.

Thank you for your attention to this matter. We look forward to your positive response and to continuing our productive partnership.

Sincerely,

Daniel R. Cunningham
First Selectman
Chairman, East Lyme Water and Sewer Commission

Town of

First Selectman
Daniel R. Cunningham
dcunningham@eltownhall.com
Phone (860) 691-4110



East Lyme

P.O. Box 519
108 Pennsylvania Avenue
Niantic, Connecticut 06357
Fax (860) 739-2851

October 9, 2024

Waterford Utility Commission

1000 Hartford Turnpike
Waterford, CT 06385

Dear Chairman Kirkman,

I hope this letter finds you well. I am writing to you on behalf of the East Lyme Water and Sewer Commission to formally request an increase in sewer capacity allocation from existing sewer capacity allocation that the Waterford Utility Commission holds at the Thomas E. Piacenti Water Pollution Control Facility in New London. This request is intended to be an addendum to the current Waterford, New London, and East Lyme Agreement already in place between our municipalities.

As East Lyme continues to grow and develop, our projections indicate a need for additional sewer capacity to support our community's needs over the next 5 to 10 years. Specifically, we are requesting an increase in sewer capacity in increments of 100,000 gallons per day initially, with an option to purchase up to an additional 200,000 gallons per day in 100,000 gallon increments in the next 5 to 10 years, for a total capacity request of 300,000 gallons per day.

We believe that this incremental approach will allow both of our commissions the flexibility to manage and plan for the increased capacity in a sustainable and efficient manner in the future and adjust to actual sewer capacity requirements as needed. The requested capacity increase is crucial for accommodating anticipated residential and commercial growth, ensuring that we can continue to provide reliable and effective sewer services to our customers.

We understand that this request will take careful consideration of Waterford's future sewer capacity needs and are committed to working collaboratively with the Waterford Utility Commission to address these concerns. Please consider this request with your commission and let us know a convenient time to discuss this request in further detail and to outline the necessary steps to amend the Tritown Agreement accordingly.

Thank you for your attention to this matter. We look forward to your positive response and to continuing our productive partnership.

Sincerely,

Daniel R. Cunningham
First Selectman
Chairman, East Lyme Water and Sewer Commission



City of New London

Department of Public Utilities- Water & Water Pollution Control Authority (W&WPCA)
15 Masonic Street • New London, CT 06320 • Phone (860) 447-5221 • Fax (860) 701-7693

RECEIVED

NOV 04 24

First Selectman
East Lyme, CT

October 29, 2024

Mr. Daniel Cunningham, First Selectman
Town of East Lyme
Chairperson, East Lyme Water Commission
108 Pennsylvania Avenue
Niantic, CT 06357

Dear First Selectman Cunningham,

Receipt is acknowledged of your letter dated October 9, 2024 on behalf of the East Lyme Water and Sewer Commission to formally request an increase in sewer capacity allocation from existing sewer capacity allocation that the New London Water & Water Pollution Control Authority holds at the Thomas E. Piacenti Water Pollution Control Facility.

We thank you for reaching out to us and look forward to meeting with you to discuss your request. Since the holiday season is approaching, after the New Year might be the best time to set up a meeting to begin discussion. We look forward to a mutual cooperation to establish your goals and look forward to pursuing this with East Lyme. Please provide me with some dates in January that would work for you. You can reach me with proposed dates at barry.weiner@sbcglobal.net or call the main office at (860) 447-5221 and leave a message. We look forward to meeting you in January. Have a wonderful holiday season!

Respectfully yours,

Barry Weiner, Chairman
New London W&WPCA

mgm

letter to memo 10-29-24 re sewer capacity

McNAMARA & McNAMARA, P.C.

ATTORNEYS AT LAW

100 Pennsylvania Avenue Niantic, CT 06357

Jeffrey A. McNamara
Lauren McNamara

tel: 860-739-3918
fax: 860-294-0269

September 23, 2025

Daniel Cunningham
Chairman of the East Lyme Water & Sewer Commission
East Lyme Town Hall

Re: Pennsylvania Avenue, Niantic, CT

Dear Mr. Cunningham:

Please be advised that I represent Dan Trakas in connection with the property he owns at Pennsylvania Avenue, Niantic, CT. Please accept this letter as a request for a continuance of the public hearing regarding the "Determination of Capacity for Dan Trakas ETAL Concerning a Development on Pennsylvania Avenue."

Said public hearing is scheduled for September 23, 2025. My client is still in the process of obtaining information relative to his request. I respectfully request that this matter be set down for your October meeting. Thank you for your anticipated cooperation.

Very truly yours,



Jeffrey A. McNamara

Request for Water & Sewer Commission

TO: Water & Sewer Commission

FROM: Ben North, Chief Operating Officer

DATE: September 23, 2025

SUBJECT: Sewer Capacity Allocation Request for Pennsylvania Ave for Dan Trakas ETAL Version 1

Summary of Agenda Item:

The applicant Dan Trakas ETAL, would like to formally request sewer capacity for a development to be located on Pennsylvania Ave near Dodge Pond. The development consists of 400 housing units, including 190 2-bedroom and 50 1-bedroom age-restricted units and 160 2-bedroom market-rate units. The application requests _____ gallons per day of sewer capacity to be allocated to the project. 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 _____ gallons per day for the development on Pennsylvania Ave 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 "Concept Layout – Trakas Commons on Dodge Pond".

Attachments:

Sewer Capacity Allocation Request Application prepared by Dan Trakas ETAL

Prepared By: Ben North, Chief Operating Officer

<p>W&S Agenda Item No. <u>6</u> Date: 9/23/2025</p>
--

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
COMMISSION Notice of Publi

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

09/12/25

Cust: TOWN OF EAST LYME - SEWER DEPT

Ad #: d01104038

Kelly Johnson

Subscribed and sworn to me

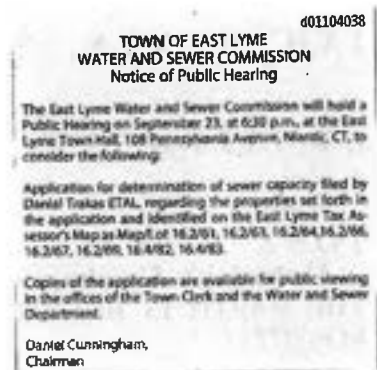
This Monday, September 15, 2025

Maryellen Solinsky

Notary Public

My commission expires

5/31/29



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 \$450.00 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 sewerred 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.

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.

Exhibit 5

Agenda Item #6

J. ROBERT PFANNER & ASSOCIATES, P.C.
Civil Engineers and Land Surveyors

August 5, 2025

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

REC-111

AUG 7 2025

EAST LYME
WATER & SEWER COMMISSION

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

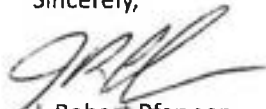
Dear Mr. North

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: 629
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, NIANTIC REGIONAL PROBATE COURT	DISTRICT NO. PD32
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.]*

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

Certified True Copy

Judge/Clerk



COURT SEAL

FOR COURT USE ONLY

Sent to *Amy 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

PC-250

**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 01:25:13P
Karen Miller Goibo
TOWN CLERK
EAST LYME, CT

VOL: 1007 PG: 628
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

Certified True Copy

Patricia A. Trakas

Judge/Clerk



COURT SEAL

FOR COURT USE ONLY

Sent to: Athy 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

PC-250

RECEIVED FOR RECORD
Jan 28, 2019 01:29:17
Kieran Miller Galbo
JAN 28 2019 CT

200 PENN AVE

RETURN TO:

VOL: 1120 PG: 35
INST: 00000495

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

STATE OF CONNECTICUT
COURT OF PROBATE

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

ESTATE OF

DATE OF DEATH

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

December 27, 2023

deceased

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 promises 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

Certified True Copy

COURT SEAL

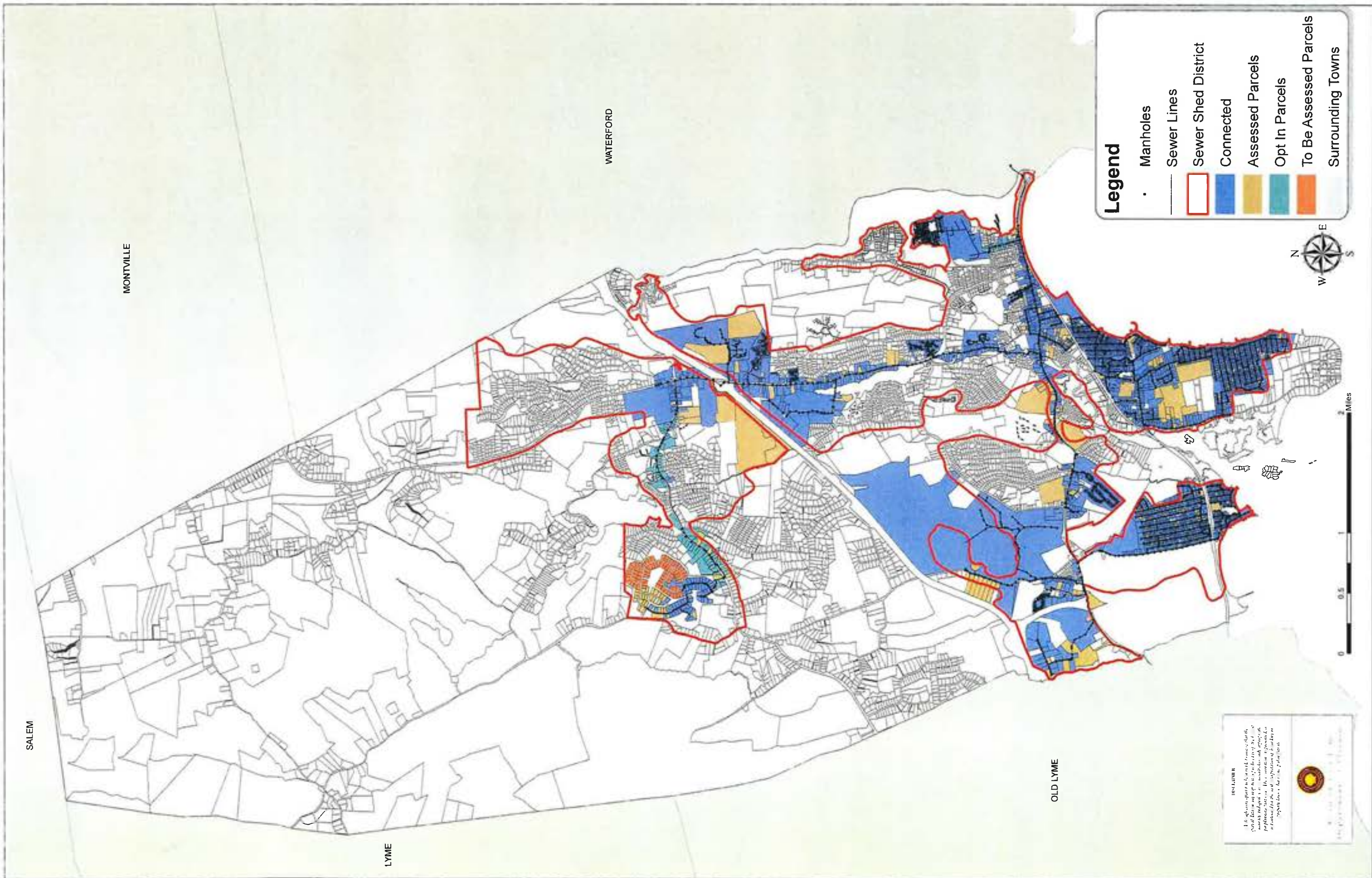
Judge/Clerk

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.



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 PROPERTY SURVEY BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES AND EXISTING STRUCTURES.

2. REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF EAST LYME LAND RECORDS:

- A. QUIT CLAIM DEED FROM VICTORIA TRAKAS TO GEORGE TRAKAS DATED: JULY 31, 1978 AND RECORDED IN VOLUME 176 PAGE 1026. (4 TRACKS)
- B. WARRANTEE DEED FROM NICHOLAS TRAKAS TO GEORGE TRAKAS DATED: JANUARY 14, 1959 AND RECORDED IN VOLUME 79 PAGE 498.
- C. QUIT CLAIM DEED FROM VICTORIA TRAKAS TO GEORGE TRAKAS DATED: SEPTEMBER 25, 1978 AND RECORDED IN VOLUME 177 PAGE 783.

3. REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE EAST LYME LAND RECORDS:

- A. RIGHT OF WAY SURVEY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF EAST LYME FLANDERS ROAD FROM 1200 FEET SOUTHERLY OF PATTAGANSETT ROAD NORTHERLY TO 450 FEET SOUTHERLY OF SOCIETY ROAD DATED 3/10/10
- B. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST LYME, PENNSYLVANIA AVE. NIANTIC FROM MAIN ST. NORTHERLY TO BLACK POINT ROAD 1"=40' NUMBER 44-04 DATED NOV. 30, 1932
- C. BUILDING LOTS CONVEYED TO LEONIDAS T & RITA F. TRAKAS & JAMES T. TRAKAS DATED 12/15/54 BY C. BANNING
- D. TOWN OF EAST LYME MAP SHOWING LAND TO BE ACQUIRED FROM MARION COREY BEEBE BY THE STATE OF CONNECTICUT RELOCATION OF ROUTE 161 SCALE 1" = 40' DATED MAY 1966 SHEET 1 OF 1
- E. TOWN OF EAST LYME MAP SHOWING LAND AND EASEMENT TO BE ACQUIRED FROM VICTORIA TRAKAS BY THE STATE OF CONNECTICUT RELOCATION OF ROUTE 161 SCALE 1" = 40' DATED MAY 1966 SHEET 1 OF 1
- F. PLAN OF LAND PROPOSED TO BE CONVEYED TO NICHOLAS T. TRAKAS NIANTIC, CONNECTICUT JAN. 22, 1944 BY ALBANY SLEATH
- G. PROPOSED RESUBDIVISION 212 PENNSYLVANIA AVE. NIANTIC, CONNECTICUT PREPARED FOR & PROPERTY OF CONSTANCE DERRY SCALE 1"= 40' DATED: JAN. 8, 1984 BY MCKAY ENGINEERING
- H. SECTION OF LAKEVIEW HEIGHTS BELONGING TO LILLIAN CLARK EAST LYME, CONN SCALE 1"= 40' DATED SEPTEMBER 1948
- I. BOUNDARY SURVEY PROPERTY OF SEYMOUR M. & JESSIE M. KESSLER LAKEVIEW HEIGHTS ROAD EAST LYME, CONN SCALE 1"= 40' DATED JULY 29, 1983 BY J. ROBERT PFANNER & ASSOCIATES
- J. PROPERTY SURVEY PLAN PROPERTIES OF OCEAN ASSOCIATES TO BE CONVEYED TO LAKEVIEW HEIGHTS CONDOMINIUM LAKEVIEW HEIGHTS ROAD EAST LYME, CONNECTICUT DATED: MAY 15' 2002 SCALE 1"= 20' BY ANGUS MCDONALD GARY SHARPE ASSOCIATES
- K. DODGETOWN CONDOMINIUMS PROPERTY OF DECLARANT DODGETOWN II LIMITED PARTNERSHIP EAST PATTAGANSETT ROAD, LAKE VIEW DRIVE, ELDEN STREET, JOAN STREET AND VIRGINIA STREET EAST LYME, CONNECTICUT SCALE 1"= 40' DATED JANUARY 15, 1986 BY DICESARE- BENTLEY ENGINEERS, INC
- L. SUBDIVISION PLAN PROPERTY OF AGNES C. SUMMERS LAKEVIEW HEIGHTS ROAD NIANTIC, CONNECTICUT SCALE 1"= 20' DATED: JANUARY 13, 1991 REV. MARCH 6, 1991 BY J. ROBERT PFANNER & ASSOCIATES P.C.
- M. PROPOSED COMMERCIAL SITE PLAN FOR GEORGE TRAKAS, 188 PENNSYLVANIA AVENUE, NIANTIC, CONNECTICUT SHEET 1 OF 3 SCALE 1"= 20' DATED: JULY 21, 1989 BY D.W. GERWICK ENGINEERING

4. NORTH ARROW, BEARINGS AND COORDINATES BASED ON CONNECTICUT STATE PLANE COORDINATE SYSTEM-NAD83 AND BASED ON MAP REF. 3A

ALL METERS DELINEATED AND FLAGGED IN THE FIELD BY IAN T. COLE #2006, DECEMBER 2021

STONEWALLS MAY HAVE MAJOR IRREGULARITIES BETWEEN PRINCIPLE COURSES SHOWN

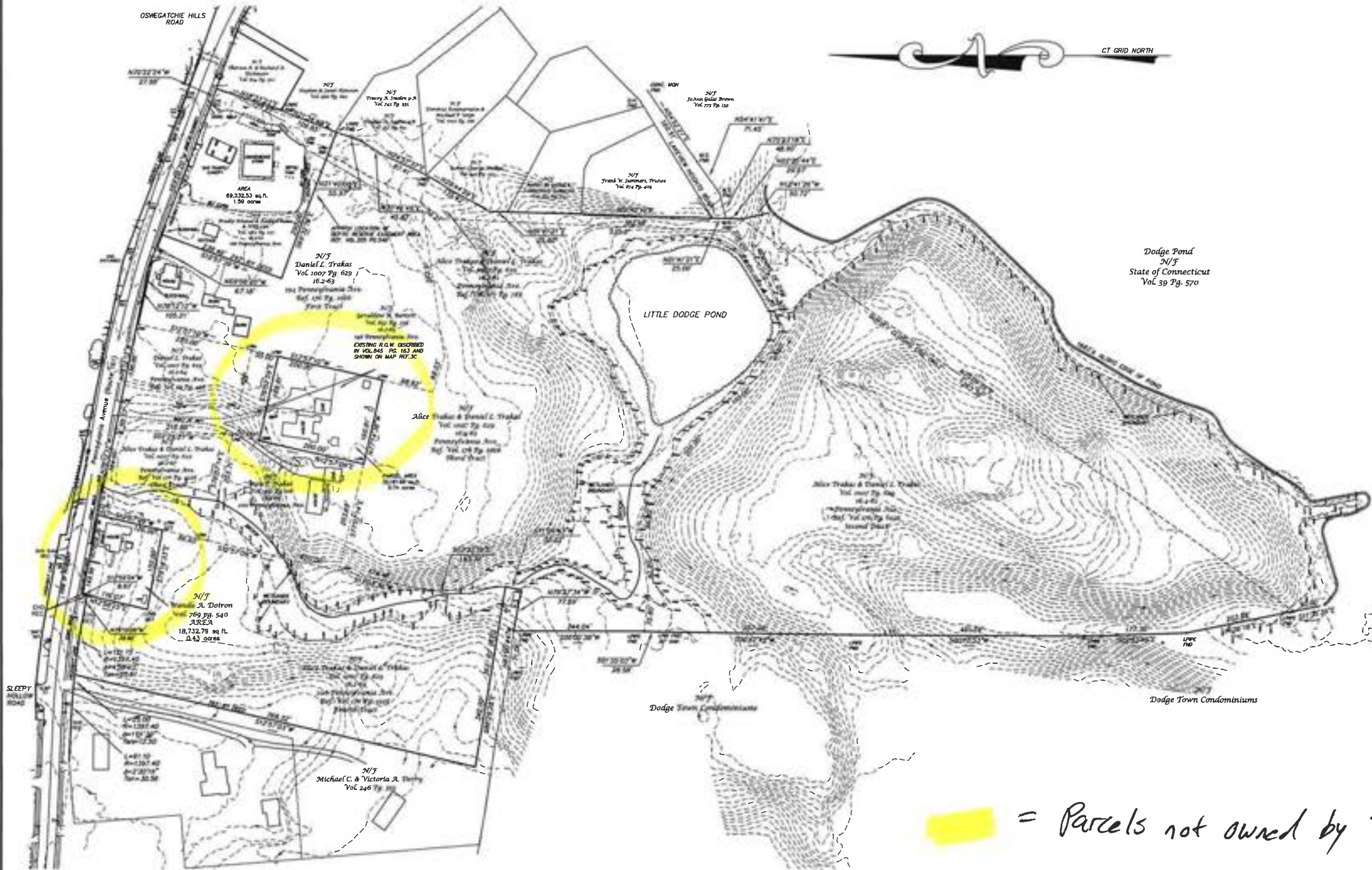
TOTAL PARCEL AREA = 1,823,855A SF, 37.28A ACRES CORNOL, BARRETT, AND KHANNI et.al.

PARCELS ARE NOT INCLUDED IN THIS TOTAL PARCEL AREA.

LEGEND

- I PIPE REC IRON PIPE RECOVERED
- I PIN REC IRON PIN RECOVERED
- REC MERESTONE RECOVERED
- CHA CONNECTICUT HIGHWAY MONUMENT RECOVERED
- DRH DRILL HOLE RECOVERED
- IRON PIN TO BE SET
- DRILL HOLE TO BE SET
- MONUMENT TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- W WATER LINE
- U UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- UTILITY POLE
- STONE WALL
- WIRE FENCE
- TREE LINE / LIMITS OF CLEARING

= Parcels not owned by Trakas



THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THE 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: CJC

DATE: 11/21/2022

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

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

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

J. ROBERT PFANNER, SURVEYOR PE, LS No. 9442

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

TITLE:

PROPERTY SURVEY
Trakas Property

LOCATION: 200 PENNSYLVANIA AVE. ROUTE 161 NIANTIC, CONNECTICUT

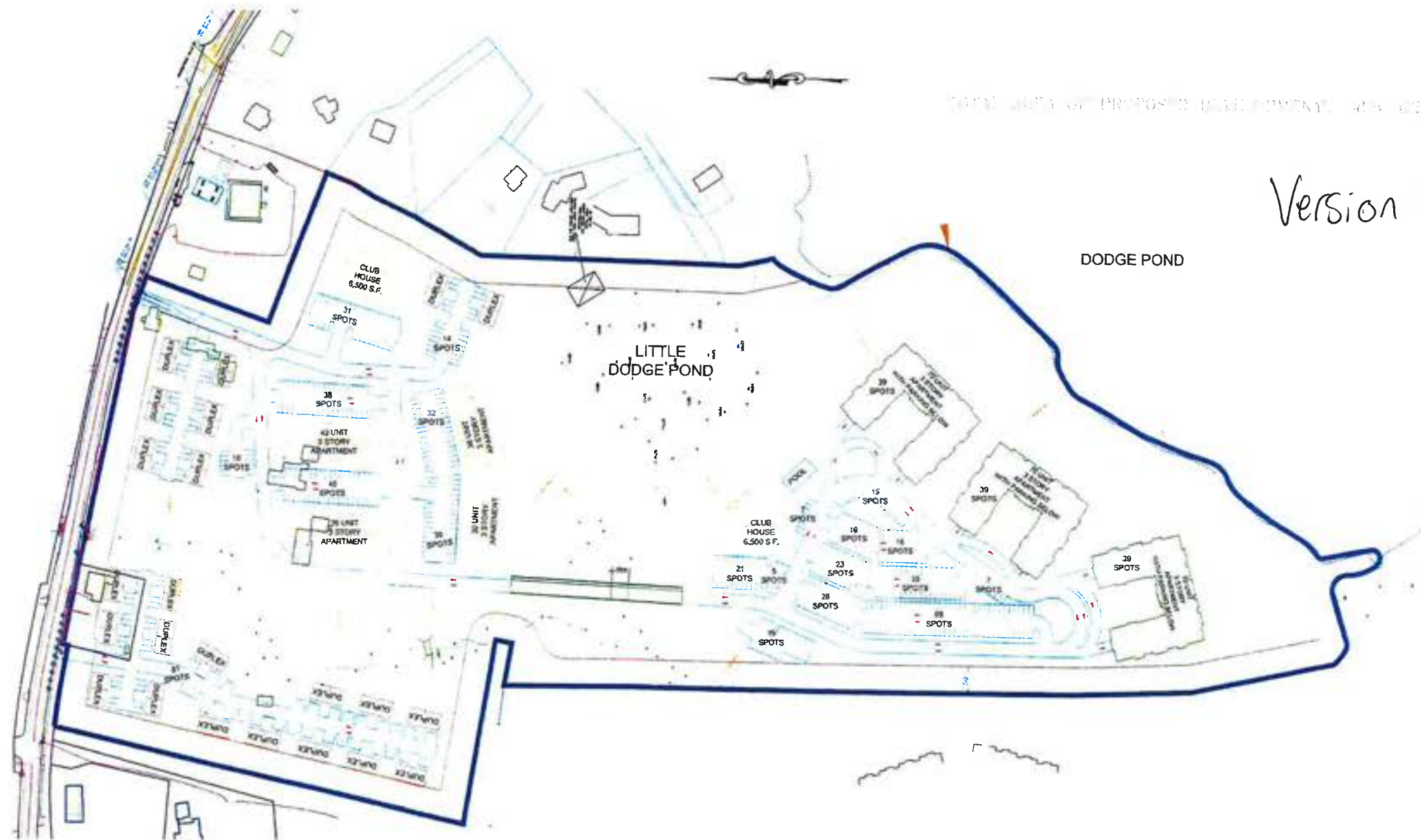
SHEET NUMBER

1
OF
1

21053



Version 1 - DRAFT

LITTLE
DODGE POND



DEEP TEST HOLE
PERCOLATION TEST
IRON PIPE RECOVERED
IRON PIN RECOVERED
MERESTONE RECOVERED
CONNECTICUT HIGHWAY
DRILL HOLE RECOVERED
IRON PIN TO BE SET
DRILL HOLE TO BE SET
MONUMENT TO BE SET
EXISTING CONTOUR
PROPOSED CONTOUR
BUILDING LINE
WATER LINE
UTILITIES (PHONE, ELEC)
UTILITY POLE
EXISTING SPOT ELEV
PROPOSED SPOT ELEV
STONE WALL
WIRE FENCE
TREE LINE / LIMITS OF
WETLANDS FLAG

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

DRAWN BY: RDP DATE: AUGUST 5, 2025		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 = 100 ft.		TITLE: <u>Concept Layout</u> <u>Trakos Commons</u> on <u>DODGE POND</u> <u>Sewer Allocation</u>	
NO. DATE DESCRIPTION BY						LOCATION: PENNSYLVANIA AVE, NIANTIC CT.	
REVISIONS							

LOCATION: PENNSYLVANIA AVE. NIANTIC CT

Exhibit 6



TRACY M. COLLINS*
PHILIP M. JOHNSTONE+*
CHARLES C. ANDERSON
CATHERINE A. MARRION
TIMOTHY D. BLEASDALE

OF COUNSEL:
ROBERT P. ANDERSON, JR.

+ ALSO ADMITTED IN RI
* ALSO ADMITTED IN MA

August 25, 2025

Daniel Cunningham, Chairman
Water & Sewer Commission
108 Pennsylvania Ave.
Niantic, CT

RE: RECENT MORATORIUM RESOLUTION HAS NO EFFECT ON PENDING
APPLICATIONS WITH WSC

Dear Mr. Cunningham:

As you know, the Water and Sewer Commission recently adopted a resolution requesting that the Board of Selectmen enact moratorium by Town ordinance on certain types of sewer applications. That matter remains pending with the Board and no moratorium has been enacted by the Board. The purpose of this letter is for the Town Attorney's Office to provide guidance to the Commission concerning its efforts to hear and act on sewer applications prior to the effective date of any moratorium that may be enacted by the Board. **A copy of this letter should be added to the record for any pending application received since the Commission adopted its moratorium resolution.**

On June 24, 2025, the Commission adopted a resolution titled "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" (the "Resolution"). This is a non-binding resolution requesting that the Board amend certain Town ordinances to suspend applications for new sewer connections over certain limits and applications for sewer capacity allocation. The Resolution expresses the Commission's conclusion that it currently has allocated or used all of its available wastewater treatment capacity at the New London treatment facility and that these moratoria are necessary while the Commission works to increase its available treatment capacity.

The Board began a public hearing on the proposed moratorium ordinance on August 6, 2025. That hearing has been continued to September 3, 2025. As of the date of this letter, the Board has not closed its public hearing or deliberated or voted on enacting the proposed moratoria. In the event that the Board does enact the moratorium

ordinance, it would not take effect until 10 days after notice of the enactment it is published in the newspaper pursuant to section 3.4.3 of the East Lyme Charter. Any application filed with the Commission prior to the effective date of the moratorium ordinance is not subject to the moratorium.

This means that while considering pending applications **filed prior to the effective date of the moratorium ordinance**, the Commission should ignore the moratorium issue and not consider it as part of its decision on such applications. This follows long standing legal procedure in Connecticut for the handling of applications to municipal boards and commissions that are pending before the board or commission when applicable regulations are amended. The rule is that pending applications are decided under the regulation and ordinances effective at the time the application is filed. Dauti Construction, LLC v. Water & Sewer Commission Authority of Newtown, 125 Conn. App. 652, 660-65 (2010) (applications judged under the applicable law at the time of filing). Similarly, this approach complies with rulings from the Connecticut Supreme Court that a new law, regulation, or ordinance "should not be applied retroactively to pending actions." New Haven v. Public Utilities Commission, 165 Conn. 687, 726 (1974). The Commission may consider data concerning, for example, the status of the Town's available wastewater treatment capacity if such information is in the record for a pending application. However, the Commission may not deny such application on the basis that it adopted the Resolution or that the Board is considering adopting or has adopted the moratorium ordinance so long as the application was filed prior to the effective date of any moratorium ordinance.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy D. Bleasdale". The signature is fluid and cursive, with the first name being more prominent.

Timothy D. Bleasdale, of
Waller, Smith & Palmer, P.C.

SEP 23 2025

AGENDA# 7

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

Harry B. Heller (hheller@hellermccoy.com)

William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

July 30, 2025

Honorable Daniel R. Cunningham, Chairman
East Lyme Water and Sewer Commission
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Parkers Place, LLC
Land on Park Place, East Lyme, Connecticut
Assessor's Map 11.1, Lot 11

Dear Chairman Cunningham:

As you are aware, Parkers Place, LLC is the owner of 6.98 acres of land, more or less, located on the northwesterly side of Park Place in East Lyme, Connecticut. Our client's property is currently bisected by the Town of East Lyme sewer shed line as depicted on the hereinafter referenced concept plans, with the easterly portion of the property located within the sewer service area and the westerly portion of the property lying exterior to the sewer service area.

Recently, Parkers Place, LLC and the Town of East Lyme, acting through its Water and Sewer Commission, entered into a stipulated judgment pursuant to which the East Lyme Water and Sewer Commission agreed to allocate 8,124 gallons to provide sanitary sewer service for sixty (60) proposed two-bedroom affordable housing units to be sited entirely within the sewer service area as depicted on a plan entitled "Park Place Multi-Family Development Prepared For Parkers Place, LLC, Owner/Applicant Concept Layout – Sewer Allocation Park Place (Map 11.1, Lot 11) East Lyme, CT Date 8/23/24 Revised Bedroom Count and Sewer Flow Sheet 1 of 1 Date 8/14/24 Revised 8/23/24" prepared by Yantic River Consultants, LLC.

The stipulated judgment entered into by and between our client and the Town of East Lyme acting through its Water and Sewer Commission anticipated that Parkers Place, LLC would file a request with the East Lyme Water and Sewer Commission to extend the sewer service area to encompass the entire 6.98 acre tract owned by our client. The stipulation further provided that any relocation of the sewer service area would not entitle our client to any additional apartment units on the property nor to any additional allocation of sewer capacity within the East Lyme sanitary sewer system.

This request for a relocation of the sewer service area to encompass the entire property of

Honorable Daniel R. Cunningham, Chairman
East Lyme Water and Sewer Commission
July 30, 2025
Page 2 of 2

Parkers Place, LLC is based upon discussions with the East Lyme Zoning Official who advised our client that a more preferential distribution of apartment units on the property would be in a townhouse concept spread over the entirety of the 6.98 acre tract thereby (i) creating a more attractive development (ii) reducing massing and (iii) creating greater opportunity for the integration of green space within the occupied portions of the Property.

As a result of those discussions, Concept Layout 02 was developed by Yantic River Consultants, LLC as depicted on a plan entitled "Park Place Multi-Family Development Prepared For Parkers Place, LLC, Owner/Applicant Concept Layout 02 – Sewer Allocation Park Place (Map 11.1, Lot 11) East Lyme, CT Sheet 2 of 2 Date 8/14/24 Revision Summary 8/23/24 Revised Bedroom Count & Sewer Flow 9/9/24 Townhouse Alternate Layout Revised 9/9/24".

Submitted herewith in support of this request to revise the sewer service area to encompass the entire 6.98 acre parcel owned by Parkers Place, LLC are prints of the August 23, 2024 revision of the Concept Plan and the September 9, 2024 revision of the Concept Plan evidencing the preferential development of this site which can occur by rendering the entire site available to the Town of East Lyme sanitary sewer system.

The request submitted herewith is a request solely for the extension of the sewer service area to encompass the entirety of Lot 11 as depicted on East Lyme Assessor's Map 11.1. Consistent with the terms and provisions of the stipulated judgment between Parkers Place, LLC and the Town of East Lyme, no additional units are proposed and no additional sewer capacity allocation is requested.

Request is hereby made that you place this matter on the agenda of the Town of East Lyme Water and Sewer Commission for its regularly scheduled meeting of August 26, 2025 for consideration.

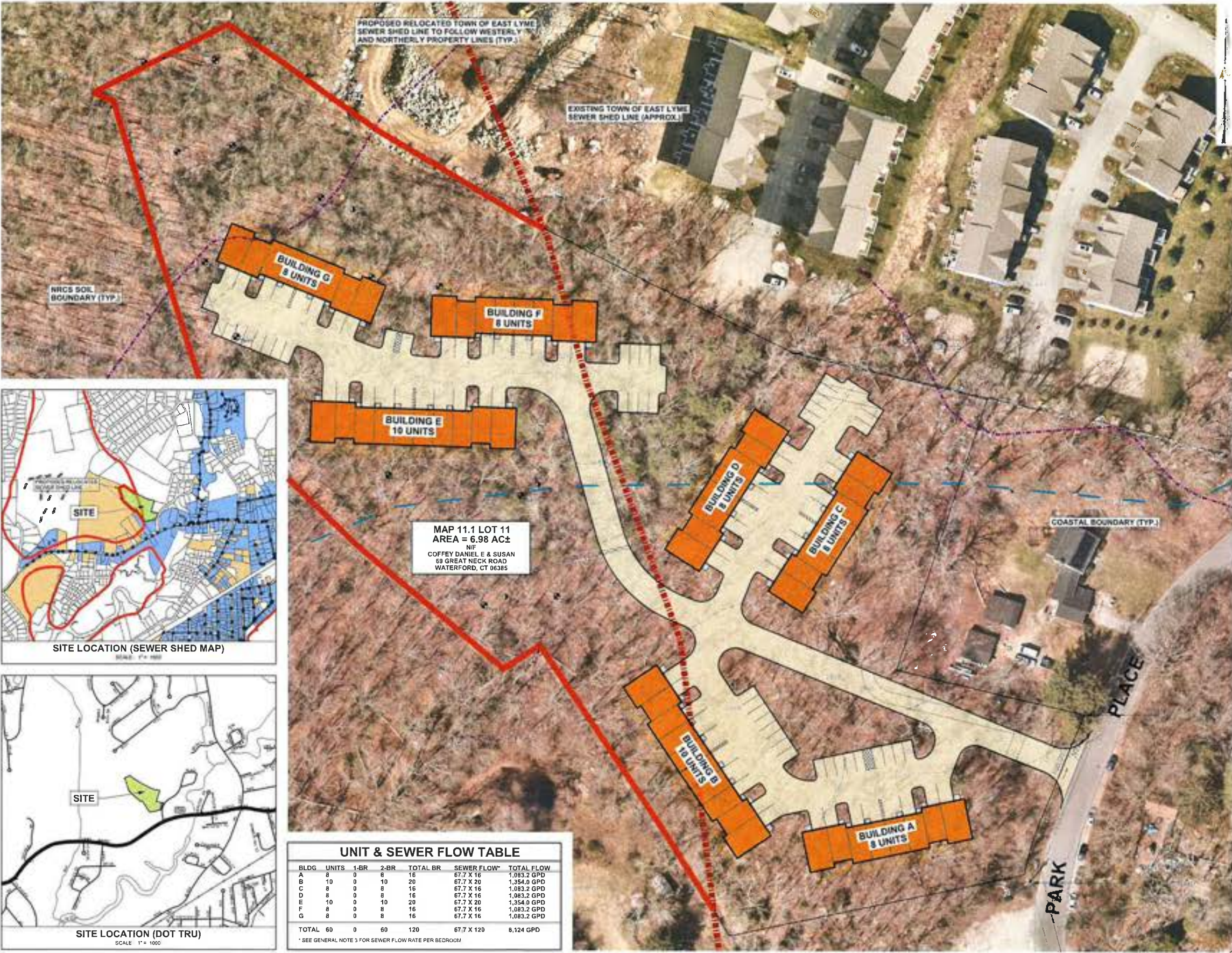
Should you have any questions concerning this request, or need any additional information, please feel free to contact the undersigned.

Very truly yours,
COPY

Harry B. Heller

HBH/rmb
Enclosures

Cc: Mr. Benjamin North
Mr. Jason Pazzaglia



SOIL TESTING SUMMARY			
TEST NO.	DATE	DEPTH	TEST RESULTS
1	4/5/22	6"	CLAY
2	4/5/22	12"	CLAY
3	4/5/22	18"	CLAY
4	4/5/22	24"	CLAY
5	4/5/22	30"	CLAY
6	4/5/22	36"	CLAY
7	4/5/22	42"	CLAY
8	4/5/22	48"	CLAY
9	4/5/22	54"	CLAY
10	4/5/22	60"	CLAY
11	4/5/22	66"	CLAY
12	4/5/22	72"	CLAY
13	4/5/22	78"	CLAY
14	4/5/22	84"	CLAY
15	4/5/22	90"	CLAY
16	4/5/22	96"	CLAY
17	4/5/22	102"	CLAY
18	4/5/22	108"	CLAY
19	4/5/22	114"	CLAY
20	4/5/22	120"	CLAY
21	4/5/22	126"	CLAY
22	4/5/22	132"	CLAY
23	4/5/22	138"	CLAY
24	4/5/22	144"	CLAY
25	4/5/22	150"	CLAY
26	4/5/22	156"	CLAY
27	4/5/22	162"	CLAY
28	4/5/22	168"	CLAY
29	4/5/22	174"	CLAY
30	4/5/22	180"	CLAY
31	4/5/22	186"	CLAY
32	4/5/22	192"	CLAY
33	4/5/22	198"	CLAY
34	4/5/22	204"	CLAY
35	4/5/22	210"	CLAY
36	4/5/22	216"	CLAY
37	4/5/22	222"	CLAY
38	4/5/22	228"	CLAY
39	4/5/22	234"	CLAY
40	4/5/22	240"	CLAY
41	4/5/22	246"	CLAY
42	4/5/22	252"	CLAY
43	4/5/22	258"	CLAY
44	4/5/22	264"	CLAY
45	4/5/22	270"	CLAY
46	4/5/22	276"	CLAY
47	4/5/22	282"	CLAY
48	4/5/22	288"	CLAY
49	4/5/22	294"	CLAY
50	4/5/22	300"	CLAY

1 DEEP OBSERVATION HOLE TESTING PERFORMED ON 4/5/22 BY ROBERT PFANNER JR.

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON INFORMATION FROM THE FOLLOWING REFERENCES:
- A. MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR PAZZ CONSTRUCTION LLC" DATED JANUARY 23, 2023 AS REVISED THROUGH 1/31/23. PREPARED BY ROBERT C. SIMONI, LICENSED LAND SURVEYOR.
 - B. USGS CONNECTICUT ORTHOREMOGRAPHY 2019 AERIAL OBTAINED FROM CT ECO DATABASE & 2024 AERIAL OBTAINED FROM NEARMAP.
 - C. ELEVATION/LIDAR DATA OBTAINED FROM MAP REFERENCE A & SUPPLEMENTED BY NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) OF US DEPARTMENT OF COMMERCE DATABASE.
 - E. SOIL MAP DATA OBTAINED FROM NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) OF THE US DEPARTMENT OF AGRICULTURE.
 - F. PARCEL MAP OBTAINED FROM CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION (DEEP) GIS DATABASE.
 - G. TOWN ROAD MAP OBTAINED FROM CONNECTICUT DEPARTMENT OF TRANSPORTATION DATABASE.
2. THE LOT IS LOCATED WITHIN THE TOWN OF EAST LYME RU-40 RURAL DISTRICT. THIS CONCEPT PLAN WAS PREPARED UNDER SECTION 8-30G AND DOES NOT IMPLY COMPLIANCE WITH CURRENT ZONING OR OTHER LOCAL REGULATIONS.
3. SEWER FLOWS BASED ON "PARKERS PLACE LLC SEWER CAPACITY ANALYSIS" DATED 10/16/2024 ESTIMATING A SEWER USAGE OF 45.1 GALLONS PER DAY PER BEDROOM WITH A CALCULATED 67.7 GALLONS PER DAY PER BEDROOM WITH A 1.5X FACTOR OF SAFETY.

SCALE: 1" = 40'

PROJECT NUMBER:

00146 - 001



CONTACT INFORMATION

YANTIC RIVER CONSULTANTS, LLC

191 NORWICH AVENUE

LEBANON, CT 06249

Phone: (860) 357-7264

Email: yrc@yrc-llc.com

Web: www.yrc-llc.com

PARKERS PLACE
MULTI-FAMILY DEVELOPMENT

PREPARED FOR
PARKERS PLACE, LLC, OWNER/APPLICANT

CONCEPT LAYOUT 02 - SEWER ALLOCATION

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	2 OF 2
8/14/24	REVISED BEDROOM COUNT & SEWER FLOW	
8/5/25	REVISED	

Proposed Motion to Approve

Move that the Commission find that:

1. The present request to relocate the sewer shed boundary is sought in order to accommodate certain design changes to the proposed development that have been recommended by the East Lyme Zoning Department.
2. The Stipulated Judgment entered in the case captioned Parkers Place, LLC v. East Lyme Water & Sewer Commission, HHD-CV-24-6197671-S, provided that the applicant could request this boundary relocation in order to accommodate design change recommendations from the East Lyme Zoning Department and that the relocation of the boundary, if granted, would not entitle the applicant to an additional waste water treatment capacity allocation.
3. Although the relocation of the sewer shed boundary line as sought by the applicant will result in a de minimis extension of sewer service into a new area, such extension will not result in additional consumption of treatment capacity or otherwise increase the service burden and cost on the East Lyme Sewerage System.

And further to approve the request of the applicant to relocate the sewer shed line as proposed by the applicant for its property located the East Lyme Tax Assessors Map 11.1 Lot 11.

Proposed Motion to Deny

Move that the Commission find that:

1. The applicant has not presented sufficient evidence that its request to relocate the sewer shed boundary has been sought in order to accommodate certain design changes to the proposed development that have been recommended by the East Lyme Zoning Department.
2. The Stipulated Judgment entered in the case captioned Parkers Place, LLC v. East Lyme Water & Sewer Commission, HHD-CV-24-6197671-S, provided that the

applicant could request this boundary relocation in order to accommodate design change recommendations from the East Lyme Zoning Department and that the relocation of the boundary, if granted, would not entitle the applicant to an additional waste water treatment capacity allocation. The Stipulated Judgment does not obligate the Commission to grant this request.

And further that the Commission deny the applicant's request to relocate the sewer shed boundary as proposed by the applicant for its property located on the East Lyme Tax Assessors Map 11.1 Lot 11.

Town of

Zoning Department



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

(860) 691-4114

Fax (860) 691-0351

To: Ben North, Chief Operating Officer

From: William Mulholland, Zoning Official *W.M.*

RE: Motion needed for Sewer Shed Revision for Parkers Place and Past Revisions for review

Regarding the potential to develop the subject parcel located on Parkers Place I offer the following comments. I have been in preliminary discussions with the developer who has proposed a 60 unit Affordable Housing project on the property.

During these discussions, we typically begin with a review of the 'use regulations' in the zoning code, subsequently turning our attention to the site plan regulations. These regulations provide restrictions on project dimensioning and layout.

In addition, the lot configuration can drastically affect the design layout. Oddly shaped parcels of land can adversely affect unit, drainage and roadway locations, often restricting the ability to develop projects with more character and creativity.

Design considerations often contribute to the desirability of a community. We strive to develop projects that 'live well' based on design. These issues are similarly part of affordable housing projects as well.

In this case, the developer initially proposed two very large apartment-style buildings that, in my view, had limited character. Subsequently, we discussed developing several smaller buildings in a layout that provided more open space and livability. Apparently, such a layout is restricted by sewer shed considerations. This matter is outside my purview, however, if anybody has any additional questions regarding zoning issues, please do not hesitate to contact me.

EAST LYME
WATER & SEWER COMMISSION

SEP 23 2025

AGENDA# 7

Request for Water & Sewer Commission

TO: Water & Sewer Commission

FROM: Ben North, Chief Operating Officer

DATE: September 23, 2025

SUBJECT: Sewer Department Request for Manhole Frames and Covers

Summary of Agenda Item:

The Sewer Department will be replacing manhole frames and covers for upcoming public works road projects and to add sealing manhole covers to roadways prone to flooding. Both activities are considered a capital upgrade to the sanitary sewer collection system. The department is seeking to purchase 12 new manhole frames of the typical design, and eight sealing manhole frames and covers.

Action Needed:

Motion to approve and request up to \$22,862.28 out of funds available in the sewer assessment fund and create an account titled "Manhole Purchase – September 2025 to purchase 20 new manhole frames and covers.

Attachments:

None

Prepared By: Ben North, Chief Operating Officer

<p>W&S Agenda Item No. <u>8</u> Date: 9/23/25</p>
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Town of East Lyme
Water Fund - Revenues and Expenditures
September 23rd, 2025 Meeting

Revenues as of 9/15/25

Org	Object	Description	Original Approp	Transfers/ Adjstmts	Revised Budget	YTD Actual	Encumbrances	2026 Available
2851000	46101	INTEREST INCOME	(20,000.00)	-	(20,000.00)	(10,534.80)	-	(9,465.20)
2851000	48991	MISCELLANEOUS REVENUE	(3,000.00)	-	(3,000.00)	(10,186.80)	-	7,186.80
2851000	48996	MISC FEES	(5,000.00)	-	(5,000.00)	(447.88)	-	(4,552.12)
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)	(265,145.60)	-	(4,191,309.40)
2851000	49602	DELINQUENT INTEREST	(20,000.00)	-	(20,000.00)	(12,440.72)	-	(7,559.28)
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)	(18,700.00)	-	(6,300.00)
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)	(6,318.44)	-	(77,681.56)
2851000	49613	PERMITS	(900.00)	-	(900.00)	(1,200.00)	-	300.00
2851000	49617	NON-PAYMENT FEES	(20,000.00)	-	(20,000.00)	(4,392.84)	-	(15,607.16)
Total Revenues			(5,236,075.00)	-	(5,236,075.00)	(354,769.28)	-	(4,881,305.72)
6.78%								

EAST LYME
WATER & SEWER COMMISSION

SEP 23 2025

AGENDA# 11

Expenditures as of 9/15/25

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	48,197.16	-	175,802.84
2851000	51619	FIELD PERSONNEL SALARIES	727,000.00	-	727,000.00	113,902.84	-	613,097.16
2851000	51625	ADMIN ASSISTANT SALARY	86,000.00	-	86,000.00	25,331.29	-	60,668.71
2851000	51630	FIELD PERSONNEL OVERTIME	62,500.00	-	62,500.00	19,377.58	-	43,122.42
2851000	51905	STIPEND/LONGEVITY	30,800.00	-	30,800.00	1,950.00	-	28,850.00
2851000	52100	LIFE INSURANCE/OTHER	2,400.00	-	2,400.00	-	-	2,400.00
2851000	52200	FICA/ MEDICARE	84,100.00	-	84,100.00	16,271.98	-	67,828.02
2851000	52250	EMPLOYEE BENEFITS & PENSIONS	-	-	-	1,613.08	14,298.91	(15,911.99)
2851000	52700	WORKERS' COMPENSATION	14,900.00	-	14,900.00	-	-	14,900.00
2851000	52800	HEALTH INSURANCE	324,300.00	-	324,300.00	72,085.86	203,536.71	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	11,041.09	77,166.98	117,807.93
2851000	53500	NEW SERVICES	10,000.00	-	10,000.00	(40,070.00)	9,070.00	41,000.00
2851000	53520	NEW METERS	15,000.00	-	15,000.00	(921.75)	366.89	15,554.86
2851000	53521	INTERCONNECTION	30,000.00	-	30,000.00	-	-	30,000.00
2851000	54300	MAINTENANCE OF PUMPING EQUIP	-	-	-	13.98	486.02	(500.00)
2851000	54302	PUMP STATION MAINTENANCE	20,000.00	-	20,000.00	2,170.00	13,000.00	4,830.00
2851000	54304	MAINTENANCE OF WELLS	188,220.00	-	188,220.00	13,371.65	196,192.20	(21,343.85)
2851000	54309	VEHICLE MAINTENANCE	15,000.00	-	15,000.00	3,678.33	14,839.24	(3,517.57)
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	15,460.80	71,515.68	33,023.52
2851000	54313	MAINTENANCE OF O&M	17,500.00	-	17,500.00	1,270.70	2,570.79	13,658.51
2851000	54421	VEHICLE ACQUISITION PAYMENT	97,579.00	-	97,579.00	33,879.32	-	63,699.68
2851000	55200	PROPERTY LIABILITY INSURANCE	29,000.00	-	29,000.00	6,735.83	20,207.49	2,056.68
2851000	55915	CONTINGENCY	100,000.00	-	100,000.00	7,670.00	3,640.00	88,690.00
2851000	56101	UNIFORM	12,100.00	-	12,100.00	-	-	12,100.00
2851000	56195	CHEMICALS	400,000.00	-	400,000.00	90,034.46	254,965.54	55,000.00
2851000	56220	ELECTRICITY	440,000.00	-	440,000.00	(29,840.55)	400,000.00	69,840.55
2851000	56270	FUEL - UNLEADED/DIESEL	40,500.00	-	40,500.00	3,669.44	3,000.00	33,830.56
2851000	57310	TOOLS & EQUIPMENT	10,000.00	-	10,000.00	2,241.70	791.96	6,966.34
2851000	57320	COMMUNICATIONS EQUIPMENT	10,500.00	-	10,500.00	202.20	2,224.20	8,073.60
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	1,725.35	2,538.46	10,436.19
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	457,652.72	1,290,411.07	3,488,011.21
						8.74%		

Town of East Lyme
Sewer Fund - Revenues and Expenditures
September 23rd, 2025 Meeting

Revenues as of 9/15/25

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	-	-	-	(6,878.05)	-	6,878.05
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)	(109,438.19)	-	(2,114,742.81)
6001000	49602	DELINQUENT INTEREST	(10,000.00)	-	(10,000.00)	(13,789.57)	-	3,789.57
6001000	49612	MAINTENANCE FEES	(7,800.00)	-	(7,800.00)	(1,391.64)	-	(6,408.36)
6001000	49613	PERMITS	(3,000.00)	-	(3,000.00)	(1,125.00)	-	(1,875.00)
6001000	49617	NON-PAYMENT FEES	-	-	-	(50.00)	-	50.00
Total Revenues			(3,140,300.00)	-	(3,140,300.00)	(132,672.45)	-	(3,007,627.55)

4.22%

Expenditures as of 9/15/25

Org	Object	Description	Original Approp	Transfers/ Adjstmnts	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	55,131.47	-	299,468.53
6001001	51630	FIELD OVERTIME	41,300.00	-	41,300.00	7,862.53	-	33,437.47
6001001	51905	STIPEND/LONGEVITY	20,450.00	-	20,450.00	3,150.00	-	17,300.00
6001001	52100	LIFE INSURANCE/OTHER	1,800.00	-	1,800.00	-	-	1,800.00
6001001	52200	FIELD PERSONNEL BENEFITS	-	-	-	4,568.08	18,850.00	(23,418.08)
6001001	52700	WORKERS' COMPENSATION	19,100.00	-	19,100.00	-	-	19,100.00
6001001	52800	HEALTH INSURANCE	153,300.00	-	153,300.00	41,496.00	125,548.08	(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	1,466.37	34,278.43	49,255.20
6001001	54304	MAINTENANCE OF WET WELLS	70,000.00	-	70,000.00	406.11	34,898.32	34,695.57
6001001	54306	MAINTENANCE OF SYSTEMS	15,000.00	-	15,000.00	109.66	3,120.34	11,770.00
6001001	54307	INFILTRATION/ INFLOW IMPROVEM	3,000.00	-	3,000.00	471.00	29.00	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	392.74	7,607.26	2,000.00
6001001	54313	MAINTENANCE OF O&M	18,000.00	-	18,000.00	2,366.32	7,157.15	8,476.53
6001001	55300	TELEPHONES	5,900.00	-	5,900.00	120.03	1,800.33	3,979.64
6001001	56100	MATERIALS & SUPPLIES	12,500.00	-	12,500.00	1,727.64	1,589.03	9,183.33
6001001	56195	CHEMICALS	160,000.00	-	160,000.00	24,780.81	125,244.19	9,975.00
6001001	56205	UTILITIES	222,000.00	-	222,000.00	-	-	222,000.00
6001001	56270	FUEL OIL & GASOLINE	27,200.00	-	27,200.00	3,102.07	500.00	23,597.93
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	4,130.00	19,020.00	10,950.00
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	9,718.94	7,500.00	12,581.06
6001002	55200	INSURANCE P, D & L	41,700.00	-	41,700.00	10,015.45	30,046.35	1,638.20
6001002	56100	SUPPLIES & MISC	2,500.00	-	2,500.00	68.87	431.13	2,000.00
6001002	56101	UNIFORM	8,900.00	-	8,900.00	-	3,840.50	5,059.50
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	388,932.34	1,047,562.88	1,703,804.78
						12.39%		

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

1. General Statistics

TASKS PERFORMED BY WATER DEPT	August 2025	TOTAL THIS YEAR	TOTAL LAST YEAR (Jan 1 to Dec 30)
Meters Installed (New Accounts)	3	7	18
New Meters In System	8	98	New / Total
			6791 / 6877 or 98.7%
New Service Connections Installed	0	5	8
Services and Mains Repaired⁽¹⁾	2 Service Leaks, No Mainbreaks	17	52
Total Gallons Pumped <i>Millions of Gallons</i>	65.818	376.452	633.811

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

2. Monthly Average Day Demand (MADD)

	August 2025	August 2024	% Difference LY
Water Produced <i>Million Gallons Daily</i>	2.123	2.059	3.13%

MADD as a % of 3.16 MGD available water (24-hour pumping) = 67.19%

MADD as a % of 2.37 MGD available water (18-hour pumping) = 89.58%

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 2.08 inches for the month. Well 5A entered streamflow-restricted protocol on 7/29/25 and remained for 21 of the total 31 days in August, joining Wells 3A & 3B, but all other wells are fully operational.

2.) Hydrant flushing has been paused since the end of June due to drier conditions, seasonal demand, and streamflow restrictions. To date, a total of 428 hydrants have been flushed, representing about half of the system. While flushing has been paused, staff continued maintenance work on hydrants; in August, 37 hydrants received maintenance such as painting.

3.) 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 & SEWER COMMISSION

SEP 23 2025

AGENDA# 14a

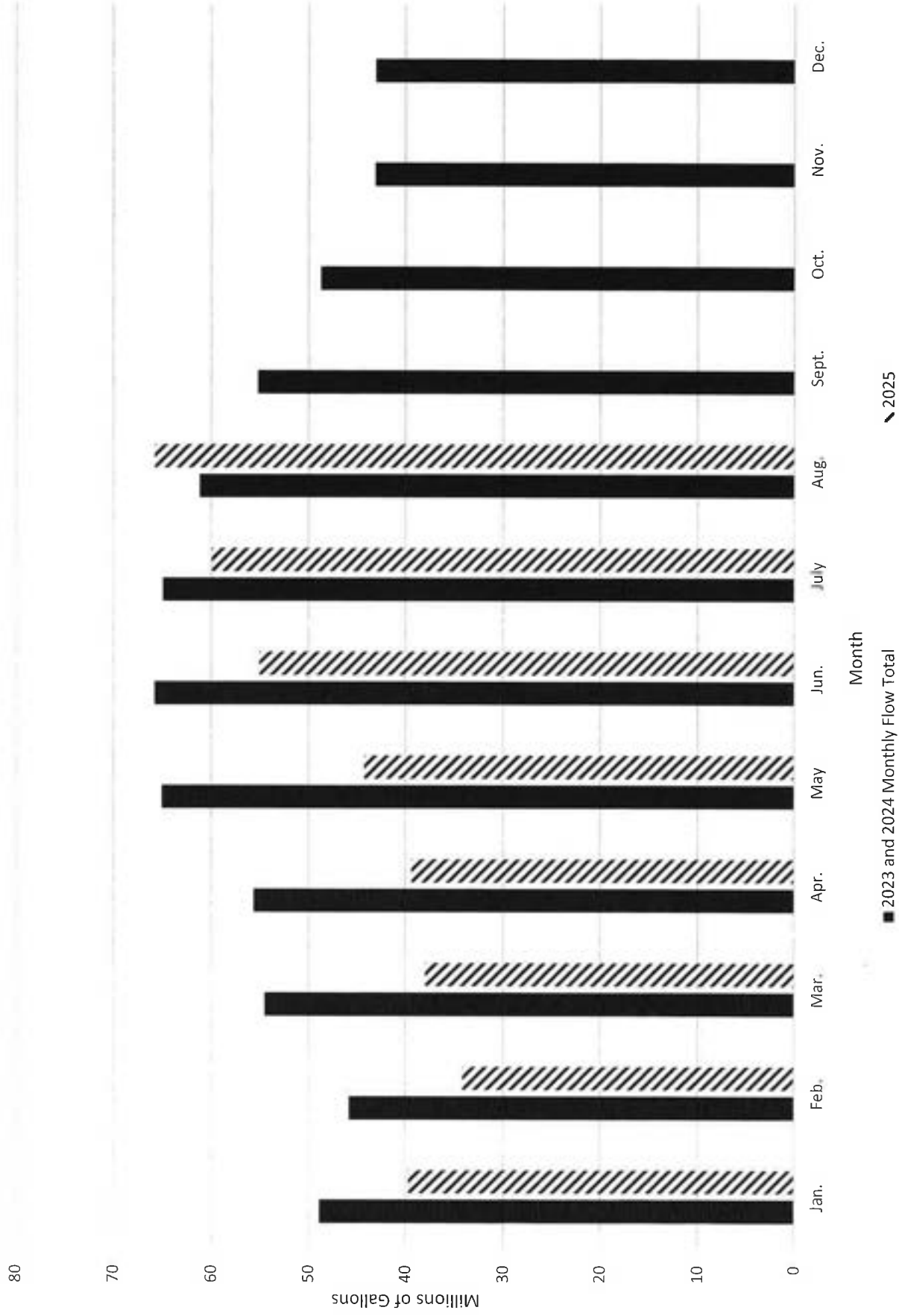
Historic Water Production in Million Gallons per Month

-16.84%

Historic Water Production in Million Gallons per Month

-21.02%

East Lyme Water - Production by Month



EAST LYME WATER DEPARTMENT
Well Production Report August 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	0.475		0.302		0.149		0.400		0.455		0.054		0.288		0.550	0.851	2.123	0.000	0.000	2.123	Precip
Date	"Alert" Trigger	12.0		4.0		15.0		20.0		6.0		18.0		22.0							inches
8/1/2025	0.402	42.8	0.000	29.0	0.131	42.1	0.359	35.6	0.459	13.20	0.136	11.0	0.267	40.0	0.490	0.490	1.754	0.000	0.000	1.754	0.69
8/2/2025	0.388	31.0	0.269	8.0	0.129	13.4	0.359	23.2	0.443	13.10	0.203	10.3	0.258	32.0	0.488	0.757	2.049	0.000	0.000	2.049	0.00
8/3/2025	0.437	31.0	0.381	8.0	0.171	14.2	0.476	23.1	0.455	13.00	0.244	10.4	0.291	32.0	0.647	1.027	2.454	0.000	0.000	2.454	0.00
8/4/2025	0.461	30.8	0.227	27.0	0.112	41.8	0.310	35.1	0.444	13.00	0.228	31.2	0.306	32.0	0.422	0.649	2.088	0.000	0.000	2.088	0.00
8/5/2025	0.381	31.0	0.312	7.0	0.139	13.7	0.386	22.9	0.442	13.20	0.211	9.7	0.253	32.0	0.525	0.837	2.124	0.000	0.000	2.124	0.00
8/6/2025	0.487	31.0	0.350	8.0	0.073	41.8	0.425	35.0	0.445	13.20	0.073	31.8	0.324	32.1	0.498	0.848	2.177	0.000	0.000	2.177	0.00
8/7/2025	0.472	31.0	0.296	7.0	0.232	13.3	0.413	25.6	0.448	13.30	0.000	32.6	0.314	32.2	0.645	0.940	2.174	0.000	0.000	2.174	0.00
8/8/2025	0.491	32.2	0.342	7.0	0.148	41.2	0.413	34.5	0.513	13.50	0.000	31.9	0.326	32.0	0.561	0.902	2.232	0.000	0.000	2.232	0.00
8/9/2025	0.497	31.2	0.344	7.0	0.168	13.2	0.457	22.7	0.379	13.20	0.000	31.7	0.331	32.0	0.625	0.969	2.176	0.000	0.000	2.176	0.00
8/10/2025	0.552	31.0	0.440	7.0	0.216	13.0	0.594	22.6	0.440	13.40	0.000	32.0	0.368	32.0	0.810	1.250	2.610	0.000	0.000	2.610	0.00
8/11/2025	0.487	31.1	0.295	42.0	0.150	14.4	0.408	22.6	0.440	13.10	0.000	31.3	0.324	31.6	0.558	0.853	2.104	0.000	0.000	2.104	0.00
8/12/2025	0.530	30.0	0.381	6.0	0.179	12.2	0.482	21.9	0.445	13.00	0.000	33.1	0.353	31.6	0.661	1.042	2.370	0.000	0.000	2.370	0.00
8/13/2025	0.466	30.0	0.312	7.0	0.149	40.9	0.398	21.9	0.450	13.30	0.000	33.1	0.282	31.6	0.547	0.859	2.057	0.000	0.000	2.057	0.00
8/14/2025	0.573	27.9	0.319	21.0	0.153	12.3	0.413	22.3	0.503	14.70	0.000	33.1	0.327	31.6	0.566	0.885	2.288	0.000	0.000	2.288	0.04
8/15/2025	0.506	28.1	0.349	6.0	0.162	12.9	0.435	22.1	0.526	10.50	0.000	33.1	0.289	31.6	0.597	0.946	2.267	0.000	0.000	2.267	0.00
8/16/2025	0.565	27.5	0.299	5.0	0.145	12.0	0.389	21.9	0.518	10.70	0.000	33.2	0.322	31.7	0.534	0.833	2.238	0.000	0.000	2.238	0.00
8/17/2025	0.586	27.4	0.347	21.0	0.161	12.7	0.445	22.8	0.525	11.50	0.000	33.2	0.334	31.6	0.606	0.953	2.397	0.000	0.000	2.397	0.00
8/18/2025	0.495	27.3	0.348	20.0	0.164	12.4	0.427	22.2	0.520	11.30	0.000	33.2	0.282	31.6	0.591	0.940	2.237	0.000	0.000	2.237	0.00
8/19/2025	0.502	27.0	0.247	17.0	0.133	41.0	0.349	34.3	0.510	11.00	0.000	33.2	0.286	31.6	0.482	0.729	2.026	0.000	0.000	2.026	0.00
8/20/2025	0.390	27.0	0.231	14.0	0.107	11.9	0.286	22.2	0.526	11.50	0.000	33.2	0.222	33.8	0.393	0.624	1.762	0.000	0.000	1.762	0.00
8/21/2025	0.356	27.0	0.205	15.0	0.129	13.0	0.325	22.5	0.398	11.40	0.134	11.4	0.203	32.2	0.454	0.659	1.750	0.000	0.000	1.750	1.35
8/22/2025	0.377	42.3	0.211	15.0	0.092	12.4	0.246	22.4	0.613	11.50	0.166	10.9	0.214	39.1	0.338	0.549	1.920	0.000	0.000	1.920	0.00
8/23/2025	0.447	27.5	0.281	20.0	0.142	41.5	0.372	34.9	0.491	11.30	0.183	10.9	0.254	32.0	0.514	0.795	2.170	0.000	0.000	2.170	0.00
8/24/2025	0.467	42.4	0.262	15.0	0.141	12.3	0.369	23.4	0.448	11.60	0.099	10.2	0.266	39.2	0.510	0.771	2.051	0.000	0.000	2.051	0.00
8/25/2025	0.535	27.7	0.374	15.0	0.168	12.9	0.445	22.6	0.545	11.00	0.000	32.9	0.305	37.3	0.613	0.987	2.372	0.000	0.000	2.372	0.00
8/26/2025	0.267	42.0	0.323	15.0	0.157	11.9	0.411	21.8	0.480	10.90	0.000	33.1	0.153	39.0	0.568	0.891	1.791	0.000	0.000	1.791	0.00
8/27/2025	0.456	27.0	0.364	15.0	0.161	12.2	0.423	21.7	0.495	10.70	0.000	33.2	0.261	38.0	0.584	0.948	2.159	0.000	0.000	2.159	0.00
8/28/2025	0.591	41.9	0.311	15.0	0.165	11.7	0.431	22.0	0.132	11.30	0.000	33.2	0.337	39.1	0.596	0.907	1.967	0.000	0.000	1.967	0.00
8/29/2025	0.503	27.6	0.258	15.0	0.122	12.2	0.323	22.1	0.346	17.00	0.000	33.1	0.287	31.4	0.445	0.703	1.839	0.000	0.000	1.839	0.00
8/30/2025	0.510	27.5	0.322	15.0	0.156	11.6	0.378	22.0	0.397	12.80	0.000	33.3	0.291	32.5	0.534	0.855	2.053	0.000	0.000	2.053	0.00
8/31/2025	0.538	41.9	0.360	15.0	0.176	40.1	0.458	33.8	0.325	12.70	0.000	33.3	0.307	38.9	0.634	0.993	2.164	0.000	0.000	2.164	0.00
Average	0.475	31.6	0.302	14.3	0.149	20.1	0.400	25.3	0.455	12.42	0.054	27.0	0.288	33.7	0.550	0.851	2.123	0.000	0.000	2.123	0.07
Minimum	0.267	27.0	0.000	5.0	0.073	11.6	0.246	21.7	0.132	10.50	0.000	9.7	0.153	31.4	0.338	0.490	1.750	0.000	0.000	1.750	0.00
Maximum	0.591	42.8	0.440	42.0	0.232	42.1	0.594	35.6	0.613	17.00	0.244	33.3	0.368	40.0	0.810	1.250	2.610	0.000	0.000	2.610	1.35
Total	14.715		9.357		4.631		12.402		14.099		1.677		8.937		17.033	26.390	65.818	0.000	0.000	65.818	2.08
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														

September 2025

East Lyme Sewer Maintenance Report for August 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. Install grease block at location
8. Yearly Confined Space Training
9. Monitor H2S (Point O Woods) Installed new odor control logger
10. O/M Maintenance
11. Manhole Repair 20, 24 Broadway (Pine Grove)
12. South Trail Ground Maintenance Install yard drain, remove stumps, loam and seed

EAST LYME
WATER & SEWER COMMISSION

SEP 23 2025

AGENDA# 146

Sewer Department Monthly Report

Tuesday, September 23, 2025

Data For the Month of: August 2025

Monthly Running Avg: 910,642 GPD
Daily Avg: 918,000 GPD
Daily Max: 975,000 GPD
Daily Min: 829,000 GPD

Daily Average as a Percent of Monthly Running Average: 100.81%

State CT Flows:

	DOC	Camp Nett	Rocky Neck	POW	Pine Grove	Total
Actual GPD AVG.	125,607	5,024	0	19,983	40,000	190,614
Design GPD AVG.	250,000	58,400	24,600	105,000	40,000	478,000
% of Design GPD	50.2%	8.60%	0	19.03%	100.00%	39.88%
% of East Lyme Average Daily Flow	13.79%	0.55%	0.00%	2.19%	4.39%	20.93%
% of East Lyme 1.5 MGD Allotment	8.37%	0.33%	0.00%	1.33%	2.67%	12.71%

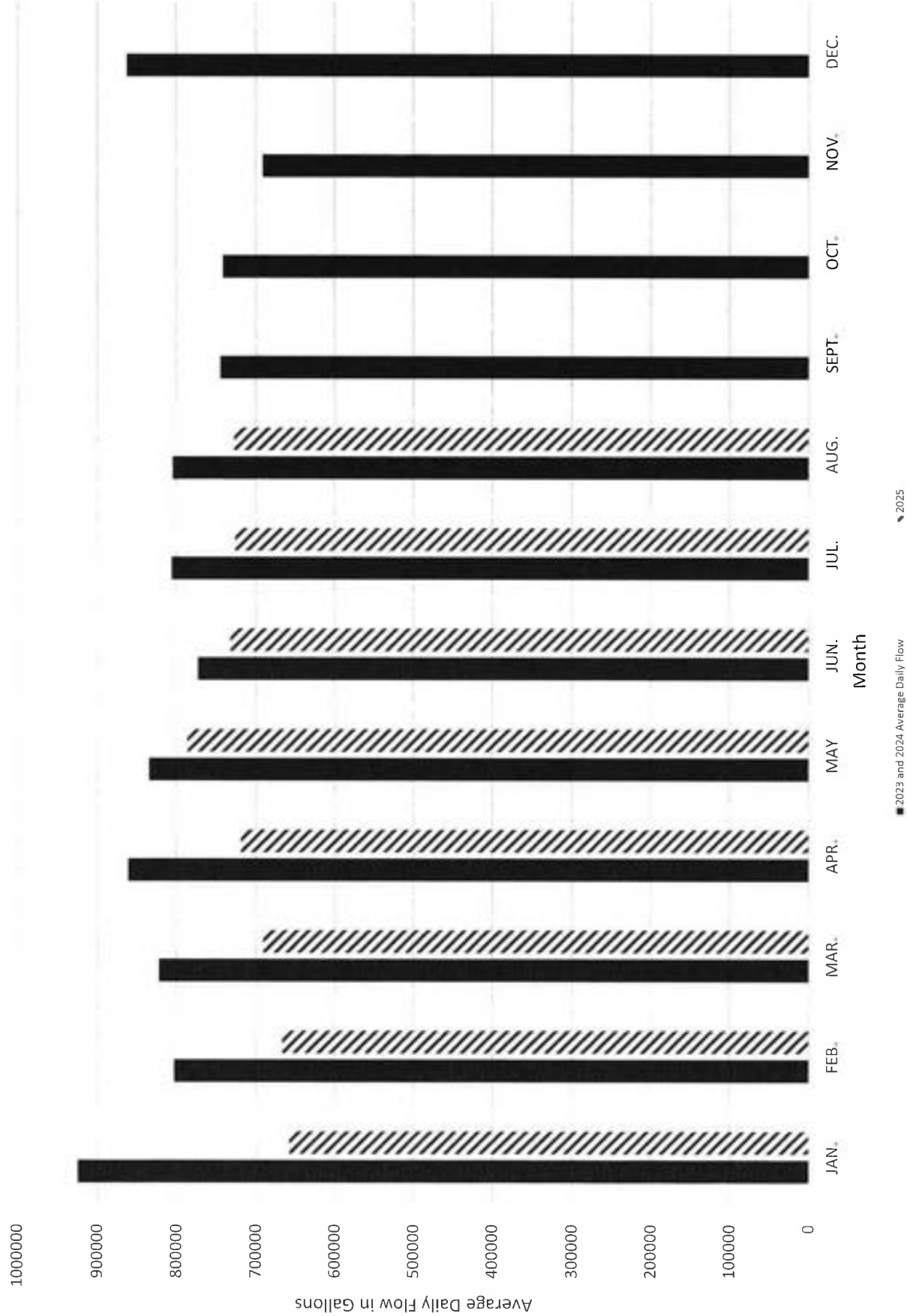
EAST LYME SEWER FLOWS - HISTORY

	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	917,613	-3.92%	2.08
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	910,642	-9.55%	3.69
												Precip. Total	29.48

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Years	2025	% +/- AVG.	Precip. Total
											Avg.		Prev. Years	
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	917,613	-3.2%	2.08
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	910,642	-1.3%	3.69

29.48

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



East Lyme Sewer Department

Monthly Average Day Wastewater Flows (MGD)

Tuesday, September 23, 2025

Sewer Flows for the Month of August

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)				
		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
Year	Month	Average	Max	Min											
2025	January	0.833	0.909	0.776	0.120	0.008	0.000	0.105	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	0.918	0.975	0.829	0.126	0.005	0.000	0.020	0.040	0.191	0.287	60%	0.727	0.295	29%
	September														
	October														
	November														
	December														
Annual Avg.		0.911	1.025	0.835	0.131	0.009	0.000	0.018	0.040	0.198	0.280	59%	0.713	0.309	30%
(Jan - Dec)															
All figures reported in Million Gallons Daily (MGD)															
Rolling 2 Year Average													0.757	0.265	26%