

Date: September 17, 2025
To: Gerwick – Mereen LLC
Subject Property: 49 Brainerd Rd, East Lyme

Plan Designed by: John Paul Mereen, LS
Last Revision Date: August 29, 2025

Plan Date: June 18, 2025
Date Paid: July 17, 2025

The revised plan and associated information was received by our office on September 3, 2025 for a proposed **one** lot subdivision/commission review. The proposal is to subdivide an existing 49.3 acre lot into two lots, creating a new **1.6 acre** parcel, and leaving **47.7 acres** to the remaining home at 49 Brainerd Rd. Lots will be served by private water and on-site subsurface sewage disposal systems, in the Town of East Lyme.

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

- ☒ **Lot 1 is recommended generally suitable in the design depicted on the above referenced plans, subject to the following conditions:**

“Additional Approval Considerations for Future Site-Specific Plans”

1. Lot 1 has been reviewed as supporting a future single family home containing four bedrooms.

The following are not currently required by CT Public Health Code and/or LLHD Plan Review Policies but are encouraged/recommended to protect the proposed structures, onsite septic system, water treatment discharge system and/or water supply/groundwater.

1. All proposed well arcs should be kept on the property they serve (to allow neighbors full use of their properties) and all well casings should be located at least 10' from driving surfaces and/or structures to prevent future damage and allow for future maintenance of the wells.
2. The designer should take into consideration the location of potential future water treatment wastewater discharge systems.

***Please note that soil testing indicated on this plan are representative of actual soil conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited, or if insufficient test locations were provided. Applicant should be aware that subdivision approval IS NOT individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.**



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Please call me at 860-448-4884 with any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink that reads "Danielle Holmes, REHS/RS". The signature is fluid and cursive, with the last name "Holmes" being the most prominent part.

Danielle Holmes, REHS/RS
Senior Sanitarian

Cc: **Town of East Lyme Code Officials**