



**PLANNING COMMISSION APPLICATION
FOR SUBDIVISION / RE-SUBDIVISION, SUBDIVISION
MODIFICATION, POCD AND SUBDIVISION REGULATION
AMENDMENT**

APPLICATION TYPE: Subdivision _____ Re-Subdivision X Subdivision Modification _____
POCD Amendment _____ Subdivision Amendment _____

NAME OF SUBDIVISION: Heritage at East Lyme Subdivision Phase 3

PROPOSED ROAD NAME(S): n/a LENGTH n/a If.
(attach list if more than one)

PROPERTY LOCATION: (attach 8 1/2 x 11 location map) See attached Ex. A

APPLICANT: Kristen Clarke, P.E.
Address: 20 Risingwood Drive Phone: 434-409-9515 Fax: n/a
Bow, NH 03304 e-mail: kristentclarke@gmail.com

OWNER: Hathaway Farms LLC
Address: 207 Clarendon Avenue Phone: 860-227-1301 Fax: n/a
Southport, NC 28461 e-mail: sfharney@gmail.com

PRIMARY CONTACT /AGENT: Paul Geraghty, Esq.
Address: 38 Granite Street Phone: 860-447-8077 Fax: 860-447-9833
New London, CT 06320 e-mail: pgeraghty@geraghtybonnona.com

ASSESSOR'S MAP(S) & LOT(S) Map 36.0 Lot 31 TOTAL ACRES 1.2

ZONING DISTRICT(S) RU-40 CONV. US (circle one) CAM n/a # LOTS 1

FLOOD ZONE no AQUIFER TBD W/IN 500' TOWN BOUNDARY no FARM LAND no

WATER SUPPLY public SEWAGE DISPOSAL septic
(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)

CONSERVATION COMMISSION APPLICATION: n/a PERMIT#: n/a

WAIVER(S) REQUESTED: (attach letter) Exemption per 6-8-7

ZONING VARIANCES: (attach copy from land records) n/a

PLANS PREPARED BY (Engineer/Surveyor): May Engineering

Address: 1297 Rt. 163 Phone: 860-884-9671 Fax: _____
Oakdale, CT 06370 e-mail: mayengineering@sbcglobal.net

ATTORNEY: Paul Geraghty, Esq.

Address: 38 Granite Street
New London, CT 06320

Phone: 860-447-8077 **Fax:** 860-447-9833

e-mail: pgeraghty@geraghtybonnono.com

PREVIOUS SUBDIVISION(S) IF RE-SUBDIVISION OR LOT LINE REVISION:

Heritage at East Lyme

Map 426 **Dwr.** 8

Map **Dwr.**

Map **Dwr.**

CHECKLIST ATTACHED x

CONSENTS AND PERMISSIONS:

The undersigned owner, or legally authorized agent, hereby consents to necessary and proper inspections of the property that is the subject of this application by agents of the Commission at reasonable times both before and after approval is granted by the Commission.

The undersigned declares all information submitted with this application is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, the approval may be modified, suspended, or revoked by the Commission.

Hathaway Farms LLC
Owner's Printed Name

Kristen Clarke
Owner's Signature

8/30/25
Date

Kristen Clarke
Applicant's Printed Name

Kristen Clarke
Applicant's Signature

8/30/25
Date

FOR INTERNAL USE ONLY:

SUBMITTED:

APPLICATION FEE:

PROCESSING FEE:

DATE OF RECEIPT:

SET P.H. BY:

PUBLISH LEGAL NOTICE:

HEARING HELD:

DECISION BY:

CONDITIONAL APPROVAL:

LEGAL NOTICE

FINAL APPROVAL:

LEGAL NOTICE:

LETTER OF DECISION:

BOND SUBMITTED:

OPEN SPACE CONVEYED:

MYLARS FILED:

ROAD ACCEPTED:

DEEDS & EASEMENTS FILED:

SUBDIVISION APPLICATION CHECKLIST

- x Original & 1 copy application form
- x 12 copies 11" x 17" at no less than 1 inch = 200 feet
- x 10 copies of all maps required by Sec 4-1-6 through 4-1-8 and 4-1-12.
- x Application Fee
- x Waiver Request, if applicable
- x Design Report
 - x Natural & Cultural Resources Map (4-1-4)
 - x Archaeological Survey (5-11)
 - x Biological Survey
 - x Soil Scientist's Report
 - x Pesticide Report (5-10)
 - n/a Yield Plan showing Conventional layout
 - n/a Cluster/Conservation Design (for subdivisions > 20 acres)
 - x Choice of Design Option Report & Narrative
 - x Open Space Report Narrative
 - x Zoning Compliance Chart
 - n/a Traffic Report (>100 lots & non-residential)
 - x Sewage Disposal Report ((5-5)
 - x Water Supply Report ((5-6)
 - Stormwater Management Plan / Hydrological Report (5-7)
 - Drainage calcs. W/map showing proposed drainage areas
- x Record Subdivison Plan (5-1)
- x Site Development Plan (Grading & E&S)
- n/a Road Construction (Plan & Profile)
- n/a Construction Plans
- n/a CAM application if applicable
- n/a Easements and Deeds
- n/a Construction Cost Estimate for Public Improvements
- x List of Adjacent Property Owners
- * Notification of Adjacent Property Owners (Certificates of Mailing) if public hearing
- Post Sign (sign to be posted in accordance with sub. reg. section 4-4-3B)

Review By Others:

- n/a East Lyme Inland Wetlands Agency
- n/a Regional Planning Commission (abuts or straddles an adjacent municipality)
- n/a Adjacent Municipality (abuts or straddles an adjacent municipality)
- n/a Environmental Review Team
- n/a CT Department of Public Health (if located w/in public water supply aquifer protection area)

*notice to be provided in accordance with sub. reg. section 4-4-3A

ABUTTERS LIST
RE-SUBDIVISION
CEDARBROOK LANE
ASSESSORS MAP 36.0 LOT 31

36.0 23
STADLER, JONATHAN
1 MEADOWLARK LANE
EAST LYME, CT 06333

36.0 22
VENDITTI, JAY V
5 MEADOWLARK LANE
EAST LYME, CT 06333

36.0 21
HARRIS, MARA I & MORGAN S
7 MEADOWLARK LANE
EAST LYME, CT 06333

36.0 20
DI LI
8 MEADOWLARK LANE
EAST LYME, CT 06333

41.3 85
HORNER, MINDY G TR
18 CEDARBROOK LANE
EAST LYME, CT 06333

41.3 86
MCNEELY BRIAN S &
11 CEDARBROOK LANE
EAST LYME, CT 06333

36.1 75
FORTUNE, STEPHEN
19 CEDARBROOK LANE
EAST LYME, CT 06333

36.1 97
TOWN OF EAST LYME
P.O. BOX 519
NIANTIC, CT 06357

36.1 106
WELCH, MELINDA W
1 TERN COURT
EAST LYME, CT 06333

36.1 105
WANG, KAE & SHWU
3 TERN COURT
EAST LYME, CT 06333

36.1 104
LI WEI-CHU & XIAO-LING DING
52 TERN COURT
EAST LYME, CT 06333

41.0 8
GROSS, EVAN D
16B CEDARBROOK LANE
EAST LYME, CT 06333

Mr. Gary Goeschel
Director of Planning
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

September 5, 2025

Request for Waiver of the Stormwater Management Requirements as identified in section 6-8-7 of the Town of East Lyme Subdivision Regulations, for application to RE-SUBDIVISION SITE PLAN, Plan titled CONCEPTUAL SITE PLAN Lot 31 Cedar Brook Ln East Lyme CT.

The site plan as proposed is a single-family residential home with onsite septic and municipal water. Stormwater control devices diverting roof drains to rain gardens are proposed to meet WQV requirements to reduce stormwater runoff. The proposed site plan as designed will not cause or exacerbate downstream flooding and will not adversely affect downstream receiving waters.

Timothy May, PE
May Engineering, LLC



Received
SEP 9 2025
Town of East Lyme
Land Use

Kristen T. Clarke P.E.
20 Risingwood Drive
Bow, New Hampshire 03304

Received

SEP 9 2025

Town of East Lyme
Land Use

August 30, 2025

Hand Delivered
Gary Goeschel, Planning Director
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Re-Subdivision Application
Cedarbrook Lane
Assessors Map 36 Lot 31

Dear Mr. Goeschel,

Enclosed please find an application package for a 1-Lot Conventional Re-Subdivision of Assessors Map 36.0 Lot 31. The application package consists of the following;

1. An original and one copy of the application form.
2. A check for the application fee in the amount of \$2360.00
3. 12-Copies 11" x 17" in size of the 10-page Plan set.
4. 1 Original Signed and Stamped Plan Set and 9 Copies 24" x 36".
5. The Subdivision's Design Report.
6. 10- Copies 24" x 36" and 11" x 17" of the Natural & Cultural Resources Map.

7. 10-Copies 24" x 36" and 11" x 17" of the Site Context Plan.

8. The Open Space Report is addressed in the Design Report.

9. The Sewage Disposal Report is addressed in the Design Report. The applicant has submitted its application to the Ledge Light Health District for feasibility review and has received confirmation of site suitability. All conditions of the feasibility determination have been met and are reflected in Plan Set Sheet 4 of 4.

10. The confirmation of municipal water service availability is included as an exhibit to the Design Report.

11. List of Adjacent Property Owners.

This correspondence shall also serve as a request for determination of this property's re-subdivision application entitlement to an exemption from the Stormwater Management requirements of the Subdivision Regulations pursuant to Section 6-8-7 thereof.

Sincerely,



Kristen Clarke P.E.

Cc Paul Geraghty, Esq.
Shelly Harney

Kristen T. Clarke P.E.
20 Risingwood Drive
Bow, New Hampshire 03304

October 5, 2025

Via Email: ggoeschel@eltownhall.com
Gary Goeschel, Director of Planning
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Via First Class Mail
Richard Gordon, Chairman
Town of East Lyme Planning Commission
108 Pennsylvania Avenue
Niantic, CT 06357

Received

OCT 14 2025

**Town of East Lyme
Land Use**

Re: Re-Subdivision Application Cedarbrook Lane Assessors Map 36.0 Lot 31

Dear Mr. Goeschel and Chairman Gordon,

Attached to this correspondence as Exhibit A is our Soil Scientist's, Joseph Theroux, report for the above referenced property. As I referenced in the Design Report the Town of East Lyme GIS mapping reflected no inland wetlands or watercourses on or near the subject property. Mr. Theroux's report confirms the Town of East Lyme's GIS mapping for this property.

Additionally, attached is confirmation of available municipal water service obtained from Joseph Blanchard, Utility Engineer, East Lyme Water & Sewer. Exhibit B.

Please add this correspondence and it's exhibits to the record of the pending re-subdivision application.

Thank you for your assistance.

Sincerely,



Kristen Clarke P.E., Applicant

Cc Paul Geraghty, Esq.
Tim May P.E.
J.P. Merein LS

EXHIBIT A



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992~ FAX 860-376-6842
426 SHETUCKET TURNPIKE, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

9/11/2025

KRISTEN CLARKE P.E.
HATHAWAY FARM LLC.
20 RISINGWOOD DR.
BOW, NH. 03304

RE: WETLAND INSPECTION, HATHAWAY FARM LLC PROPERTY, PARCEL "B",
CEDARBROOK LANE, EAST LYME, CT.

DEAR KRISTEN,

AT YOUR REQUEST I HAVE INSPECTED THE WESTERN PORTION OF THE ABOVE
REFERENCED PROPERTY FOR THE PRESENCE OF INLAND WETLANDS AND
WATERCOURSES AND NONE WERE FOUND.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS
REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.

EXHIBIT B

From: Joseph Blanchard <jblanchard@eltownhall.com>
Sent: Monday, September 29, 2025 8:49 AM
To: kristentclarke@gmail.com; Paul Geraghty <pgeraghty@geraghtybonnano.com>
Cc: Ben North <bnorth@eltownhall.com>
Subject: Re: Municipal Water Determination/ Cedarbrook Lane

Good morning,

Public water service is available for the hookup at the property you are requesting information on. See attached water service field cards for adjacent properties showing a 8" Ductile Iron main on Cedarbrook Lane:

- 1 Tern Court
- 2 Meadowlark Lane

Regards,

Joseph Blanchard

Utility Engineer

East Lyme Water and Sewer

Office Phone 860-691-4104

Cell Phone 860-694-9455

Web eltownhall.com

Email jblanchard@eltownhall.com

108 Pennsylvania Ave, Niantic CT 06357



East Lyme Water Dept.
Customer Service Record

Work Order No.

Dev. Lot No. 54 Tax Map No. 78 & Lot No.

Address: 1 TERN COURT (HERITAGE)

HERITAGE DEV. CORP.
Date Inst. By W.D. 1990 ? Size & Type: 1" K

Size & Type Main: 8" DI Ft. 35.0'

Date Inst. On Lot. 8-12-93 Size & Type: 1" K

Inst. By: NAZARKO... CONSTR. Ft.: 89.0'

Remarks: TRENCH FILLED IN BEFORE INSPECTION.

(Over)

Date Rpd.	W.O. No.	Work Done



