

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

January 14, 2026

VIA FEDERAL EXPRESS

Town of East Lyme Zoning Commission
Attn: Mr. William Mulholland, Zoning
Enforcement Officer
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Application of Parkers Place, LLC for a 60 unit multi-family set-aside affordable housing development together with a change of zoning district classification to an Affordable Housing District

Dear Mr. Mulholland:

I am writing in furtherance of the staff review meeting held with respect to the above referenced application on Tuesday, January 13, 2026. In response to questions/issues raised at that meeting, I forward herewith the following:

1. The revised Affordability Plan correcting the Unit error highlighted by Janet Sutherland and adding contact information for the initial representative responsible for the administration of the Affordability Plan. I am forwarding this document to you in both red-lined format (to easily identify the changes that have been made from the original draft of the Affordability Plan) and also in clean format, with the clean format version of the Affordability Plan to be added to the record of this proceeding.
2. In the staff review meeting, you questioned whether or not this application requires review by the East Lyme Inland Wetlands and Watercourses Commission. In response thereto, I call to your attention a letter dated February 20, 2023 authored by James Sipperly, certified soil scientist and Connecticut wetlands scientist. Mr. Sipperly's letter evidences the fact that he conducted soil samples throughout the application parcel and determined that there are no soils classified as poorly drained, very poorly drained, alluvial or flood plain on the property. We also discussed the fact that Mr. Sipperly does not have authority to enter onto properties located within 300 feet of the exterior boundaries of the application parcel; and that the information derived from the Natural Resources Conservation Service website represents the best available evidence for determining whether or not the application parcel

Town of East Lyme Zoning Commission
Attn: Mr. William Mulholland, Zoning Enforcement Officer
January 14, 2026
Page 2 of 2

lies within the upland review area limits of any off-site wetland or watercourse. I am forwarding herewith a polygon encompassing both the area of the application parcel and land, in all directions, within 300 feet of the exterior limits of the application parcel. I am also enclosing herewith the map unit legend identifying the soils listed within the polygon. In reviewing the polygon, you will note an area bearing symbol "3" which is an area of Ridgebury, Leicester, Whitman soils located to the southwest of the application parcel. The limits of that wetland system are more than 525 feet from the closest point on the exterior boundary of the application parcel. They are even further from the closest limit of proposed project activity. Likewise, to the east is an area bearing symbol 15, which is a Scarborough muck soil adjacent to the watercourse depicted on the Web Soil Survey extract. This area of wetland is located distant more than 540 feet from the exterior limit of the application parcel. The Web Soil Survey extract and map unit legend should be added as exhibits in the administrative proceeding concerning the Parkers Place, LLC application.

Based upon the best available evidence, no activity in conjunction with the development of the Parkers Place project is located within the limits of any upland review area adjacent to any inland wetland or watercourse within the jurisdictional limits of the Town of East Lyme.

You will be receiving updated plans and additional reports from our client's engineering consultant, Yantic River Consultants, LLC addressing the additional issues which were discussed at the staff review meeting. Should you have any questions concerning the information forwarded herewith, please feel free to contact the undersigned.

Very truly yours,


Harry B. Heller

HBH/rmb
enclosures

cc: Mr. Jason Pazzaglia
Mr. Brandon Handfield
Ms. Janet Sutherland, Land Use Coordinator