

East Lyme Planning Commission

Regular Meeting Minutes

Tuesday, September 16, 2014

FILED IN EAST LYME  
CONNECTICUT  
Sept 22, 2014 AT 1:50 AM PM  
EAST LYME TOWN CLERK

PRESENT: Frank Balantic, Joan Bengtson, Ernie Covino, Brian Schuch, Rita Palazzo, John Birmingham, Alternate \*\*(Sat as Regular Member), Anne Thurlow, Alternate

ALSO PRESENT: Gary Goeschel, Planning Director, Rose Ann Hardy, Ex-Officio

ABSENT: Francine Schwartz, Michael Hess, Alternate

Mr. Schuch called this Regular Meeting of the Planning Commission to order at 7:04 PM and sat Mr. Birmingham as a Regular Member for the evening.

#### **Pledge of Allegiance**

The Pledge was observed.

#### **Additions to the Agenda**

There were no additions to the Agenda.

#### **II. Public Delegations**

Public Delegations is the time when members of the public are invited to speak to the Commission about certain matters. Issues or concerns related to approved subdivisions under construction (Item VI) and in-house proposals or general topics of discussion (Item VII) are open to comment. Items, referrals, or applications subject to a decision by the Commission, a public hearing, or in litigation may not be discussed. The members of the Commission will not directly answer questions or make comment during delegations.

There were none.

#### **III. Approval of Minutes**

Special Meeting Minutes of September 2, 2014.

Mr. Balantic noted for the record that the term "feet" should have been used instead of "units" which replaced "yards" in the Minutes of the August 12, 2014 Meeting.

- **\*\*Motion (1)**

**Ms. Palazzo moved to approve the Planning Commission Meeting Minutes of September 2, 2014.**  
**Ms. Bengtson seconded the motion.**  
**Vote: 5-0-1. Motion approved.**

**Mr. Schuch abstained from the Vote due to his absence from the September 2, 2014 Meeting**

#### **IV. Subdivisions and Resubdivisions**

- A. Expiration of Hathaway Farms Resubdivision;** Cove Landing Associates, LLC (aka Upper Pattagansett #2) an 18 Lot Resubdivision of property located at Upper Pattagansett Road and Hathaway Road.

Mr. Schuch stated that we are waiting on the Town Attorney's review of the deed and pedestrian easement. Mr. Goeschel said we have the same report we did at the last meeting; Attorney O'Connell was on vacation and his review of this matter should be finalized by the end of the week, at which time the appropriate documents will be filed on the Land Records. The Commission tabled this matter until the next meeting.

#### **V. Zoning Referrals**

There were none.

#### **VI. 8-24 Referral**

- A. Town of East Lyme;** Relocation of the northern intersection of Mostoway Road with Chesterfield Road (Route 161).

Mr. Goeschel supplied the Commission with approved Site Plans of this area (Exhibits 1-4) and reminded the Commission of the Memo of Understanding he gave the Commission during the last meeting. The MOU is an agreement between the Town and Niantic Real Estate. Mr. Goeschel directed their attention to Sheet 4 (Exhibit 4). Sheet 4 describes how the transfer of land will occur; Parcel C gets conveyed to Lot 31 and Parcel A gets conveyed to Lot 25. The driveways will have to be adjusted accordingly and the existing Mostoway Road will be discontinued; the asphalt will be removed and replaced with sod. The relocation will result in a better intersection and line of sight in both directions.

Ms. Bengtson asked if that is where all the floods have occurred and if that is where the pipes are located. Mr. Goeschel said that the area she is referring to is just north of the intersection; He added that a drywell and bit of a swell will alleviate the excess water and alleviate icing in winter. Mr. Goeschel noted that all the wetland work has been completed and that two drainage systems will be installed. Mr. Schuch asked Mr. Goeschel to clarify for the Commission why the Referral came before them. Mr. Goeschel explained that because land is being transferred, it is a referral; the design itself has previously

been approved by the Commission. It is also a Municipal Improvement in terms of relocation and construction of the road.

Mr. Goeschel stated that now that we have a MOU we can proceed with this project. The Commission examined the POCD to decide which objectives the referral relates to.

- **\*\* Motion (2)**

**Mr. Balanic moved that the Planning Commission find the 8-24 Referral by the Town of East Lyme- in the form of a Memorandum of Agreement outlining the relocation of the northern part of Mostowy Road with Chesterfield Road (Route 161) as consistent with the POCD as amended specifically Objective 7.1 Transportation and more particularly Safety.**

**Mr. Covino seconded the motion.**

**Vote: 6-0-0. Motion passed.**

## **VII Other Business**

### **A. New Business**

There was none.

### **B. Old Business**

There was none.

## **VIII Reports**

### **A. Chairman**

Mr. Schuch thanked Mr. Balantic for acting as Chairman during the last meeting.

### **B. Ex-Officio- Rose Ann Hardy**

Ms. Hardy gave the Commission an update on the boardwalk noting that the roadway between upper McCook and the beach area has been completed, most of the equipment needed for the boardwalk is in place, and work should begin within two weeks if it hasn't occurred already.

The Board of Selectmen have heard three different presentations regarding purchasing the Gurley Brook Preserve. Mr. Harney who is the principal in this matter has received a matching \$500,000 grant from the State to purchase this property. Sometime in the next few weeks a public presentation of this proposal will occur.

A Town Meeting is scheduled for tomorrow to decide on the acquisition of the Bayreuther property. If the Town decides to acquire the property it will have to come up with \$25,000. The property in question is adjacent to our Oswegatchie Hills property.

**C. Zoning Representative**

Ms. Palazzo was unable to attend the September 4, 2014 Zoning Meeting. Mr. Covino will attend the September 18, 2014 Meeting.

**D. Regional Planning Representative- Brian Schuch**

Mr. Schuch had nothing to report.

**E. Sub-Committees**

- a. Sustainable Development and Climate Adaptation Subcommittee (F. Schwartz, G. Goeschel)

Mr. Goeschel stated that they are still working on scheduling the workshops.

- b. Subdivision Regulations Bonding Review Subcommittee (B. Schuch, J. Bengtson, G. Goeschel)

Ms. Bengtson stated that they met on September 10, 2014, had an intense two hour meeting, and are moving forward. Mr. Goeschel stated that they are working on readying the draft for review on October 22, 2014. He added that it will eventually go to Public Hearing because it is a regulation change.

**F. Staff/Communications**

- a. Staff Report

Mr. Goeschel had nothing new to report but he did note that great job that Ethan has done.

Adjournment

- **\*\*Motion (3)**

**Ms. Palazzo moved to adjourn the Planning Commission Meeting at 7:33 PM.**

**Ms. Bengtson seconded the motion.**

**Vote: 6-0-0. Motion passed.**

Respectfully submitted,



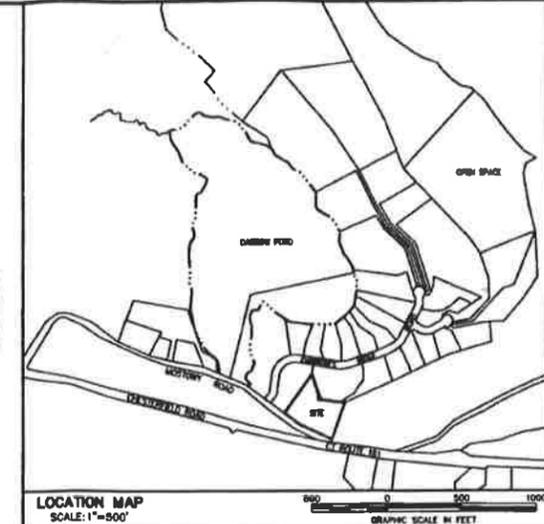
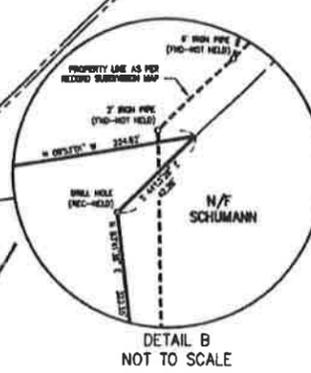
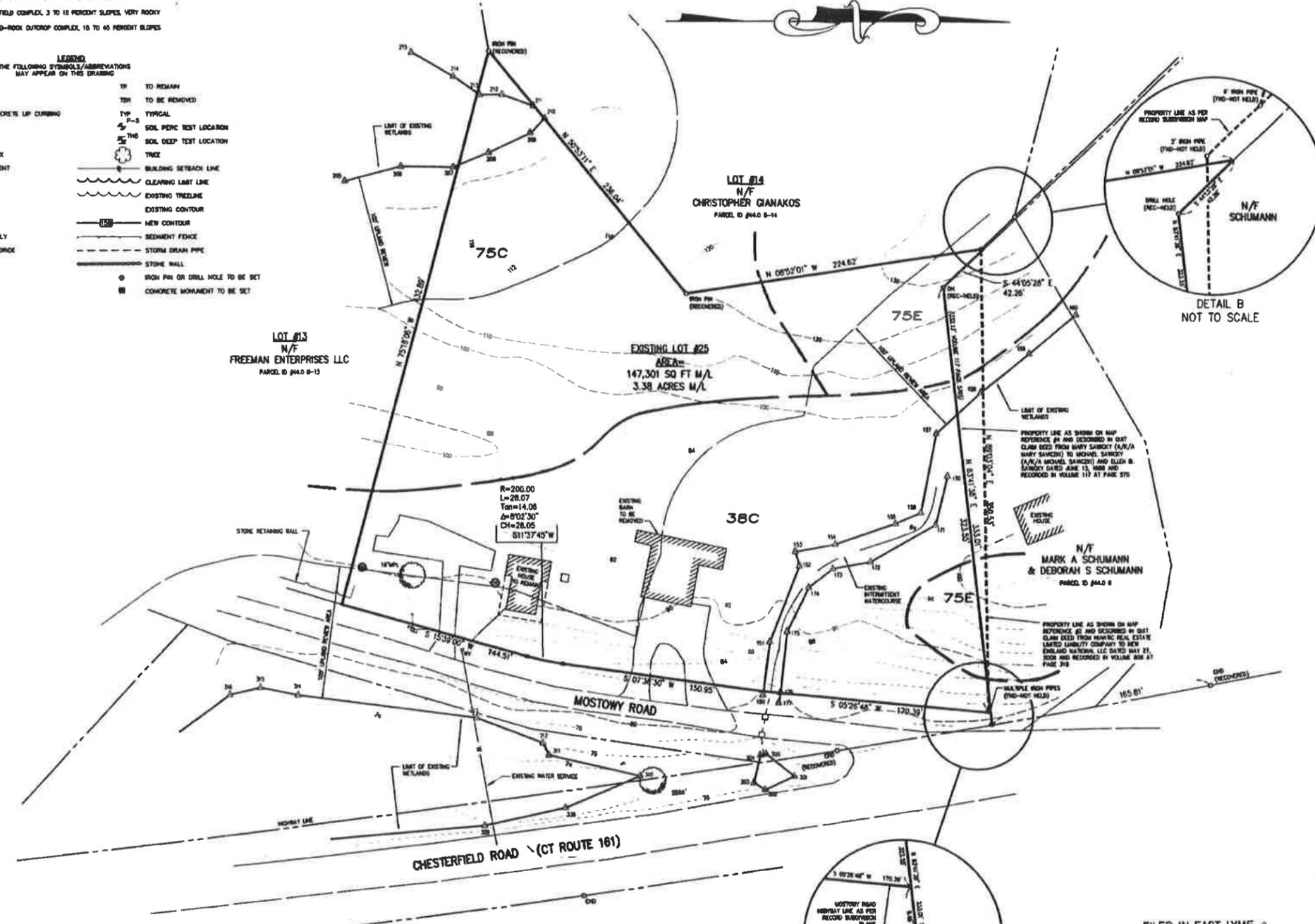
Brooke Stevens,  
Recording Secretary

NEW ENGLAND NATIONAL 08016-A-DWG

**SOILS MAP UNIT LEGEND**

- 38C MIDDLE GRAVELY SANDY LOAM, 3 TO 18 PERCENT SLOPES
- 73C CHARLTON-CHAFFIELD COMPLEX, 3 TO 18 PERCENT SLOPES, VERY ROCKY
- 75E HILLS-CHAFFIELD-ROCK OUTCROP COMPLEX, 15 TO 45 PERCENT SLOPES

- LEGEND**  
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING
- |                               |                                    |
|-------------------------------|------------------------------------|
| AC ACRES                      | TR TO REMAIN                       |
| BT BITUMINOUS                 | TR TO BE REMOVED                   |
| CCCL BITUMINOUS CONCRETE CURB | TYP TYPICAL                        |
| CONC CONCRETE                 | SP-S SOIL PENE TEST LOCATION       |
| DA DIAMETER                   | SD-SOIL DEEP TEST LOCATION         |
| DB DISTRIBUTION BOX           | TRC TRICE                          |
| EOP EDGE OF PAVEMENT          | --- BUILDING SETBACK LINE          |
| ELEV ELEVATION                | --- CLEARING LIMIT LINE            |
| LF LINEAR FOOT                | --- EXISTING TREELINE              |
| (M) MIREM                     | --- EXISTING CONTOUR               |
| M/L MORE OR LESS              | --- NEW CONTOUR                    |
| M/F NOW OR FORMERLY           | --- SEGMENT FENCE                  |
| PVC POLY VINYL CHLORIDE       | --- STORM DRAIN PIPE               |
| SCH40 SCHEDULE 40             | --- STONE WALL                     |
| SF SQUARE FEET                | ○ IRON PIN OR DRILL HOLE TO BE SET |
| WF38 WETLANDS FLAG            | ■ CONCRETE MONUMENT TO BE SET      |



**SURVEY NOTES:**

- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE ADOPTED SECTIONS 26-200B-1 THROUGH 26-200B-20, MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY IS RECONSTRUCTED CATEGORY IS CONSIDERED RECONSTRUCTED FOR THE PERIMETER OF THE SUBDIVISION BOUNDARIES AND A FIRST SURVEY FOR THE NEW LOT LINES. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 FOR THE SUBDIVISION PERIMETER BOUNDARY AND NEW LOT LINE. THE BOUNDARY INFORMATION SHOWN ON SHEET 4 FOR THE RELOCATION OF HISTORIC ROAD IS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS FURTHER NOTED THAT THE BOUNDARIES FOR THIS PORTION OF THE PROPERTY ARE NOT TO BE CONTROLLED AS HAVING BEEN OBTAINED AS A RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. TOPOGRAPHIC SURVEY IS CLASS 1-D AND COMPILED FROM EXISTING RECORD SUBDIVISION PLANS AND THE VERTICAL ACCURACY CONFORMS TO CLASS 1-2.
- NO DECLARATION IS EXPRESSED OR IMPLIED BY THE MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS BELOW ON THESE SHEETS.
- NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP TOWN OF EAST LYME, CONNECTICUT NEW LONDON COUNTY PARCEL 9 OF 16, CONSOLIDATED NUMBER 0800000000, MAP REVISED SECOND OF 5, 1985, FEDERAL EMERGENCY MANAGEMENT AGENCY INDICATES THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONES: 8 & 4E.
- THE BASIS FOR BOUNDARIES IS CONNECTICUT GRID NORTH AS SHOWN ON THE MAPS REFERENCED BELOW. ELEVATIONS ARE FROM AERIAL PHOTOGRAMMETRY AS SHOWN ON THE REFERENCED MAPS. ELEVATIONS AREA BASED ON NAVD83.
- UNDERGROUND UTILITY STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PARCEL RECORDS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND NOTED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-482-4455.
- THE ISLAND WETLAND LOCATIONS SHOWN HEREON WERE DELINEATED IN THE FIELD BY DONALD J. FORTUHAM, A PORTLAND CERTIFIED SOIL SCIENTIST AND DEPICTED ON THESE SHEETS AS SHOWN ON THE MAPS REFERENCED BELOW.

**MAP REFERENCES:**

- RECONSTRUCTION DARTMOUTH RIDGE PHASE 3 MOSTOWAY ROAD EAST LYME, CONNECTICUT JANUARY 21, 2005 BY J. ROBERT PFANNKUCHE & ASSOCIATES, P.C.
- LOT LINE REVISION LOTS 14, 15 & 25 DARROW'S RIDGE MOSTOWAY ROAD EAST LYME, CONNECTICUT SHEET NUMBER 802 SCALE 1"=50' DATE: 8-18-08 BY J. ROBERT PFANNKUCHE & ASSOCIATES, P.C.
- GRUBBS AND EMMON & SEDIMENTATION CONTROL PLAN MOSTOWAY ROAD NORTH END EAST LYME, CONNECTICUT SHEET NUMBER 802 DATE: 10-30-06 BY J. ROBERT PFANNKUCHE & ASSOCIATES, P.C.
- LAND OF MARY SANCHEZ & MICHAEL SANCHEZ EAST LYME, COAN (ALSO KNOWN AS SANCHEZ) SHEET 1 SCALE: 1"=100' DATE: JUNE 6, 1987 BY EDWARD J. BEZELL REGISTERED LAND SURVEYOR SALUDA CONNECTICUT.

**SUBDIVISION NOTES:**

- TOTAL AREA OF SUBDIVISION = 152,007 SQUARE FEET (3.46 ACRES)
- ISLAND WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY DONALD J. FORTUHAM, A PORTLAND CERTIFIED SOIL SCIENTIST.
- NO OPEN SPACE IS PROPOSED WITH THIS SUBDIVISION.
- THE USE OF PASSIVE SOLAR ENERGY TECHNIQUES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE SITE HAS BEEN DESIGNED TO TAKE ADVANTAGE OF THE NATURAL SLOPES TO ALLOW HOMES IN A SUBSTANTIAL PORTION OF THE SUBDIVISION TO HAVE DIRECT ACCESS TO PREVAILING WINDS DURING SUMMER MONTHS. IN ADDITION TO THE EXTENT POSSIBLE ALL NATURAL VEGETATION WILL BE MAINTAINED.
- OWNER OF RECORD: NEW ENGLAND NATIONAL, LLC 1880 PALMER AVENUE #103 LARABAND, NY 10523
- APPLICANT: NEW ENGLAND NATIONAL, LLC 1880 PALMER AVENUE #103 LARABAND, NY 10523
- ENGINEERED SEPTIC SYSTEMS WILL BE REQUIRED ON ALL LOTS.
- THREE LOTS SHALL BE SERVED BY MANHOLE WATER.
- A 50-FOOT SEPARATION FROM THE PROPOSED SEPTIC SYSTEM ON NEW LOT #31 TO ANY EXISTING GRABBER/GRINDWATER GRAB, STORAGE OR COLLECTION OR TREATMENT/EXTENSION SYSTEM SHALL BE MAINTAINED. THE SIZE AND LOCATION OF THE PROPOSED SEPTIC TANKS SHALL BE PROVIDED TO THE TULSIE LIGHT HEALTH DISTRICT UPON ISSUING A BUILDING PERMIT APPLICATION FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING.

EAST LYME PLANNING COMMISSION  
APPROVED: *[Signature]*  
DATE: 4-6-2010  
FILING DEADLINE: 7-5-2010  
YEAR EXPIRATION DATE: 4-6-2015

I HEREBY CERTIFY THAT I HAVE MARKED THE LIMITS OF THE INLAND WETLANDS ON THE SITE AS SHOWN HEREON.  
*[Signature]*  
DONALD J. FORTUHAM  
CERTIFIED SOIL SCIENTIST

FILED IN EAST LYME  
May 19, 2010 AT 12:55 PM  
*[Signature]*  
EAST LYME TOWN CLERK

Original m.a. Drawing Produced in Accordance With State P.E.'s Regulations  
James Bernardo, LS #70121

**BOUNDARY SURVEY AND NATURAL & CULTURAL RESOURCES MAP**

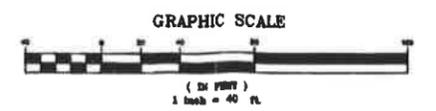
**RESUBDIVISION DARROW'S RIDGE LOT 25**  
**70 MOSTOWAY ROAD**  
**EAST LYME, CONNECTICUT**  
**OWNER/APPLICANT:**  
**NEW ENGLAND NATIONAL, LLC**

DATE: JANUARY 28, 2010	SCALE: 1"=40'
DRAWN BY: JB	SHEET NO: 1 OF 4
DRAWING NO: 08016-7	



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
*[Signature]* 5/7/10  
JAMES BERNARDO LICENSE #70121 DATE

**JAMES BERNARDO LAND SURVEYING, LLC**  
**102A SPITHEAD ROAD**  
**WATERFORD, CONNECTICUT 06385**  
**(860) 447-0236**

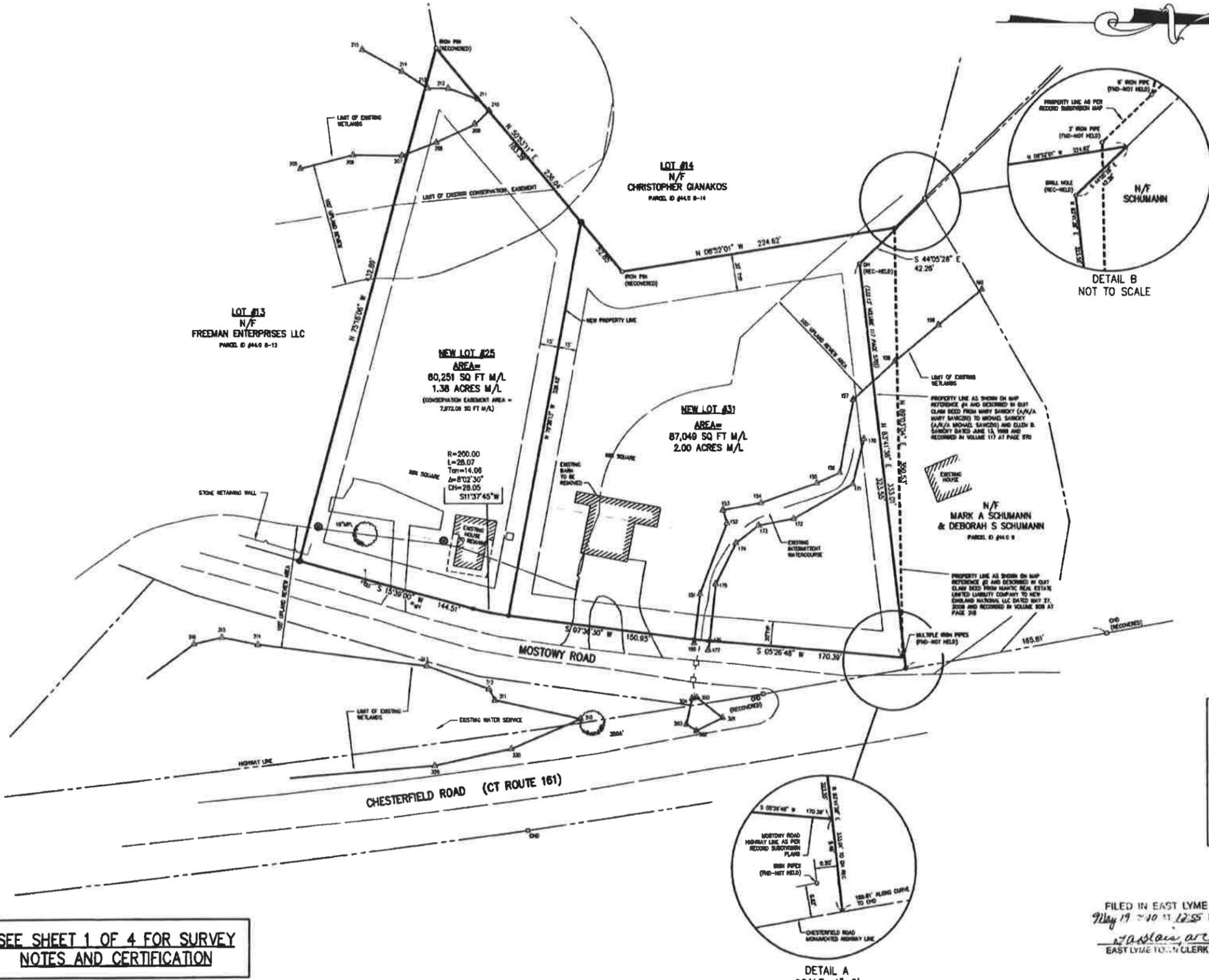


NO.	DATE	DESCRIPTION	BY
1	4-23-2010	CONDITIONS OF SUBDIVISION APPROVAL - NOTE # ADDED	JB
2	2-23-2010	PROPERTY BOUNDARY REVISED	JB
REVISIONS			

DLG 574



NEW ENGLAND NATIONAL 08016-S-DWG



**EAST LYME PLANNING COMMISSION**  
APPROVED: *[Signature]*  
DATE: 4-6-2010  
FILING DEADLINE: 7-5-2010  
YEAR EXPIRATION DATE: 4-6-2015

**CONDITION OF RESUBDIVISION APPROVAL:**

- IT IS A CONDITION OF THE APPROVAL OF THIS RE-SUBDIVISION PLAN THAT PARCELS A, B AND C AS SHOWN ON SHEET 4 ARE TO BE ADDED TO NEW LOT 25 AND NEW LOT 31. THE DEED OF EACH LOT SHALL CONTAIN A COVENANT ACKNOWLEDGING THAT THE CONVEYANCE IS SUBJECT TO NOTE 2 ON 3 BELOW.
- AT SUCH TIME AS THE TOWN OF EAST LYME HAS ABANDONED THAT PORTION OF MOSTOWY ROAD SHOWN AS THAT PORTION OF MOSTOWY ROAD TO BE ABANDONED BY THE TOWN OF EAST LYME ON SHEET 4 OF THIS RESUBDIVISION PLAN, THE THEN OWNER OF NEW LOT 31 SHALL, UPON REQUEST OF THE TOWN OF EAST LYME, ACCEPT A CONVEYANCE OF PARCELS B & C AS SHOWN ON SHEET 4 OF THE RESUBDIVISION PLAN.
- AT SUCH TIME AS THE TOWN OF EAST LYME HAS ABANDONED THAT PORTION OF MOSTOWY ROAD SHOWN AS THAT PORTION OF MOSTOWY ROAD TO BE ABANDONED BY THE TOWN OF EAST LYME ON SHEET 4 OF THIS RESUBDIVISION PLAN, THE THEN OWNER OF NEW LOT 25 SHALL, UPON REQUEST OF THE TOWN OF EAST LYME, ACCEPT A CONVEYANCE OF PARCEL A AS SHOWN ON SHEET 4 OF THIS RESUBDIVISION PLAN.

Original Ink Drawing Produced  
In Accordance With State  
Filing Regulations  
James Bernardo, LS #70121

SEE SHEET 1 OF 4 FOR SURVEY  
NOTES AND CERTIFICATION

FILED IN EAST LYME  
May 19 - 10 AT 12:55 PM  
[Signature]  
EAST LYME TOWN CLERK

**BOUNDARY LOT LAYOUT PLAN**  
RESUBDIVISION DARROW'S RIDGE LOT 25  
70 MOSTOWY ROAD  
EAST LYME, CONNECTICUT  
OWNER/APPLICANT:  
NEW ENGLAND NATIONAL, LLC

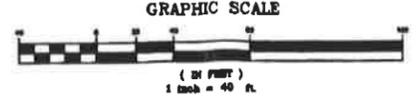
DATE: JANUARY 28, 2010 SCALE: 1"=40'  
DRAWN BY: JB DRAWING NO: 08016-7 SHEET NO: 2 OF 4



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON. (SEE SHEET 1)

*James Bernardo* 5/1/10  
JAMES BERNARDO LICENSE #70121 DATE

**JAMES BERNARDO LAND SURVEYING, LLC**  
102A SPITHEAD ROAD  
WATERFORD, CONNECTICUT 06385  
(860) 447-0236



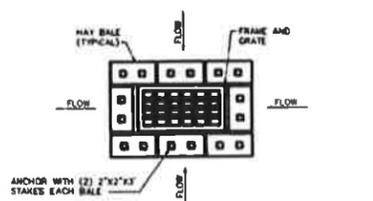
NO.	DATE	DESCRIPTION	BY
3	4-23-2010	CONDITIONS OF SUBDIVISION APPROVAL - NO CHANGES TO THIS SHEET	
1	2-22-2010	PROPERTY BOUNDARY REVIEW	
		REVISIONS	

DLG 515

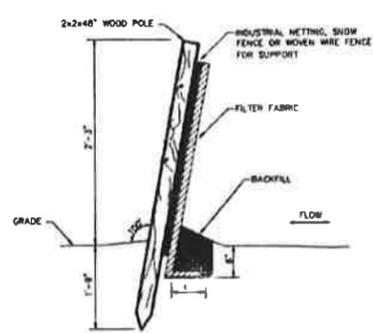


NEW ENGLAND NATIONAL 08016-4.DWG

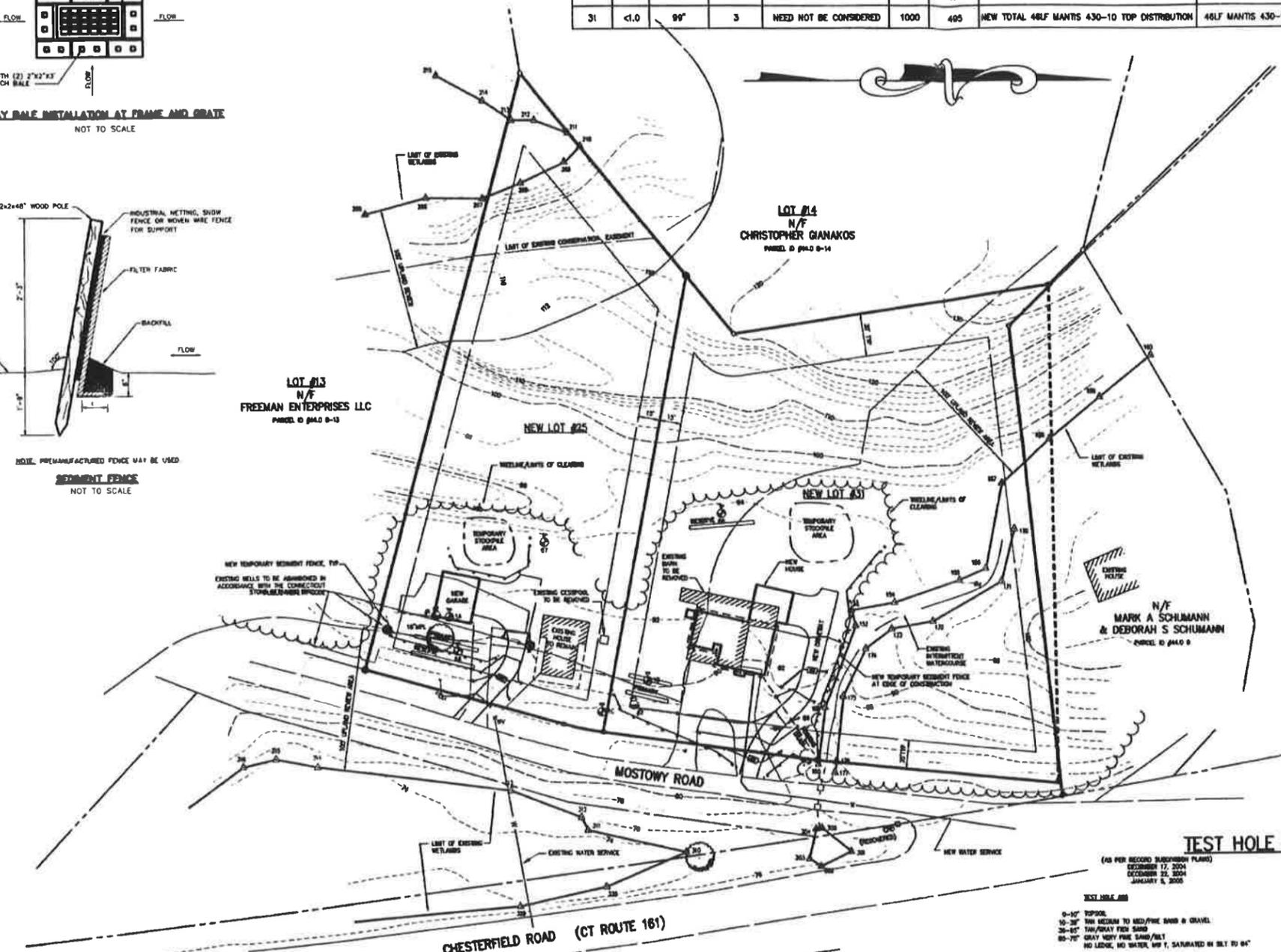
LOT NUMBER	DESIGN PERC RATE	RESTRICTIVE LAYER	BEDROOMS	MLSS CALCULATION	TANK (GAL)	LEACHING AREA REQ (SQ FT)	MATERIAL	RESERVE
25	<1.0	64"	3	NEED NOT BE CONSIDERED	1000	405	NEW 48LF MANTIS 430-10 TOP DISTRIBUTION	48LF MANTIS 430-10 TOP DISTRIBUTION
31	<1.0	99"	3	NEED NOT BE CONSIDERED	1000	405	NEW TOTAL 48LF MANTIS 430-10 TOP DISTRIBUTION	48LF MANTIS 430-10 TOP DISTRIBUTION



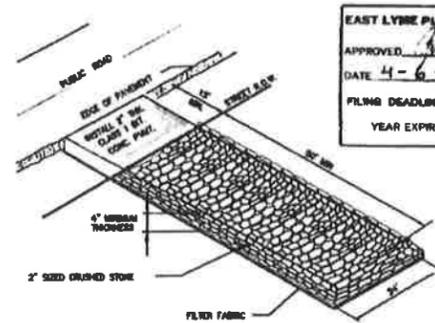
MAY BALE INSTALLATION AT FRAME AND GRATE  
NOT TO SCALE



SEDIMENT FENCE  
NOT TO SCALE



- SOIL AND EROSION CONTROL NARRATIVE**
- CONSTRUCTION OPERATIONS FOR SOIL EROSION AND SEDIMENT CONTROL:
    - INSTALL ALL TEMPORARY CONSTRUCTION DISTURBANCES, EROSION FENCES AND/OR MAY BALE BARRIERS AS SHOWN ON THIS PLAN.
    - CLEAR TREES, BRUSH AND GRASS IN AREAS WHERE GRADING WILL BE REQUIRED AND ROAD AREAS TO REMOVE ALL STUMPS, ROOTS, ETC. IMPROVE OF ALL MATERIALS CLEARED AND GRABBED OFF SITE.
    - GRUBBING AND STOCKPILE ALL TOPSOIL, OR SOIL AND PLOWING A SEDIMENT FENCE ON THE OVERLAP SIDE. REED STOCKPILE WITH PLOWING OVERPASS AT A RATE OF 40 POUNDS PER ACRE AND MAINTAIN WITH MAY BALE.
    - EXPOSED AREAS WILL BE COVERED TO PROTECT LEVEL. FILL WILL BE PLACED AND COMPACTED TO 8 INCH LIFT. SOIL SHALL BE COVERED WITH GEOTEXTILE FABRIC, OR ANY OTHER EROSION CONTROL MATERIAL. WATERED THE SURFACE PERIODICALLY WITH WATER TO PREVENT CRACKING.
    - INSTALL STRIP EROSION STABILIZATION FROM THE PLACED SOIL. INITIAL MAY BALES AT CATCH BASINS IMMEDIATELY AFTER CATCH BASIN INSTALLATION.
    - CONSTRUCT DITCHES AND SPILL VAULTS, AND EXCESSIVE CONTROL DEVICES AS NEEDED.
    - PLACE AND COMPACT BASE MATERIAL TO FINAL GRADE. INSTALL PAVEMENT, CURB, SIDEWALKS, RAMP, STOPS, ETC.
    - ALL EXPOSED AREAS NOT COVERED BY GRASSING, PLOWING, SIDEWALKS, ETC., SHALL BE GRABBED AND STABILIZED AS FOLLOWS:
      - PLACE MINIMUM 4 INCHES OF TOPSOIL, IN ALL AREAS. APPLY LIMESTONE AND FERTILIZER IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.
      - APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.
      - APPLY STRAW OR MAY MAINT ON ALL SEEDING AREAS.
      - SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 15 OR EARLIER IN AND SEPTEMBER 30. IF CULTURE THESE POWDERS, AREAS SHALL BE STABILIZED WITH STRAW OR MAY MAINTAIN AT A RATE OF 50 POUNDS PER 100 SQUARE FEET.
    - ALL GRABBED AREAS WITH SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL SHALL BE STABILIZED WITH AVE VEGETATION.
    - WHEN ALL GRABBED AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE STRIPPED SEDIMENT.
    - IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO INSURE PROPER IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENT CONTROLS AS SHOWN ON THIS PLAN AND SHALL RELIEVE BUT NOT BE LIMITED TO, INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, SUPERVISION ALL PARTIES OF SUCH RECOMMENDATIONS AND RECTIFICATION OF ANY VIOLATION OF THIS RESPONSIBILITY TO OTHER PARTIES.
    - RECOMMENDED SEED MIXTURE: FLYBIRD 2000 BY THE CHAS. C. HART CO. CONTAINING THE FOLLOWING PERCENTAGES OF PERennial GRASSES: PERMA 1, BLADE 4, DANHER 6 AND EXPRESS. A SEEDING RATE OF 5 - 7 LBS PER 1000 SQ FT IS RECOMMENDED.



ANTI-TRACKING PAD CONSTRUCTION DETAIL  
NOT TO SCALE

EAST LYME PLANNING COMMISSION  
APPROVED: *[Signature]*  
DATE: 4-6-2010  
FILING DEADLINE: 7-5-2010  
YEAR EXPIRATION DATE: 4-6-2015

**TEST HOLE DATA**  
(AS PER RECORD SUBMISSION PLANS)  
OBTAINED BY RYAN ACCORRINO, BS-LIJO, JAMES BERNARDO, LS & PERFORMED BY JASON PAZZAGLIA, JUNE 28 & 27, 2010

TEST HOLE #	DEPTH	SOIL DESCRIPTION
TEST HOLE #A	0-10" TOPSOIL	10-30" TAN MEDIUM TO MED/FINE SAND & GRAVEL
TEST HOLE #B	0-10" TOPSOIL	10-30" COARSE GRASSY LOAMY SAND & GRAVEL
TEST HOLE #C	0-10" TOPSOIL	10-30" TAN MEDIUM TO MED/FINE SAND & GRAVEL
TEST HOLE #D	0-10" TOPSOIL	10-30" TAN MEDIUM TO MED/FINE SAND & GRAVEL
TEST HOLE #E	0-10" TOPSOIL	10-30" TAN MEDIUM TO MED/FINE SAND & GRAVEL
TEST HOLE #F	0-10" TOPSOIL	10-30" TAN MEDIUM TO MED/FINE SAND & GRAVEL
TEST HOLE #G	0-10" TOPSOIL	10-30" TAN MEDIUM TO MED/FINE SAND & GRAVEL
TEST HOLE #H	0-10" TOPSOIL	10-30" TAN MEDIUM TO MED/FINE SAND & GRAVEL
TEST HOLE #I	0-10" TOPSOIL	10-30" TAN MEDIUM TO MED/FINE SAND & GRAVEL
TEST HOLE #J	0-10" TOPSOIL	10-30" TAN MEDIUM TO MED/FINE SAND & GRAVEL

**PERCOLATION TEST**  
(PERFORMED BY ROBERT THOMAS, LS FOR JAMES BERNARDO LAND SURVEYING, LLC)

TEST #	DATE	CONDITIONS	TOTAL DEPTH OF HOLE	PERCENTAGE	REMARKS
PERC TEST #1	FEBRUARY 18, 2010	CONCRETE	36"	100%	NO WATER, NO MAX WATER
PERC TEST #2	FEBRUARY 18, 2010	CONCRETE	36"	100%	NO WATER, NO MAX WATER

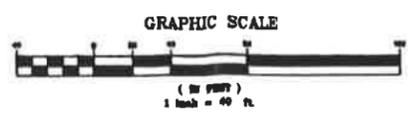
FILED IN EAST LYME  
MAY 19, 2010 AT 12:55 PM  
JAMES BERNARDO, LS  
EAST LYME TOWN CLERK

Original Ink Drawing Produced  
in Accordance With State  
Filing Regulations  
James Bernardo, LS #70181

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED  
BY VOTE OF THE EAST LYME PLANNING  
COMMISSION ON 4-13-2010  
DATE  
CHAIRMAN OR SECRETARY

SEE SHEET 1 OF 4 FOR SURVEY  
NOTES AND CERTIFICATION

JAMES BERNARDO LAND SURVEYING, LLC  
102A SPITHEAD ROAD  
WATERFORD, CONNECTICUT 06385  
(860) 447-0236



NO.	DATE	DESCRIPTION	BY
1	4-23-2010	COPIES OF SUBMISSION APPROVAL - TEST HOLE DATA REVIEWED	JB
2	5-23-2010	PROPERTY BOUNDARY REVIEWED & TEST HOLE DATA ADDED	JB

**LOT DEVELOPMENT AND  
EROSION & SEDIMENT CONTROL**  
RESUBDIVISION DARROW'S RIDGE LOT 25  
70 MOSTOWY ROAD  
EAST LYME, CONNECTICUT  
OWNER/APPLICANT:  
NEW ENGLAND NATIONAL, LLC

DATE: JANUARY 28, 2010  
SCALE: 1"=40'  
DRAWN BY: JB  
DRAWING NO.: 08016-7  
SHEET NO.: 3 OF 4

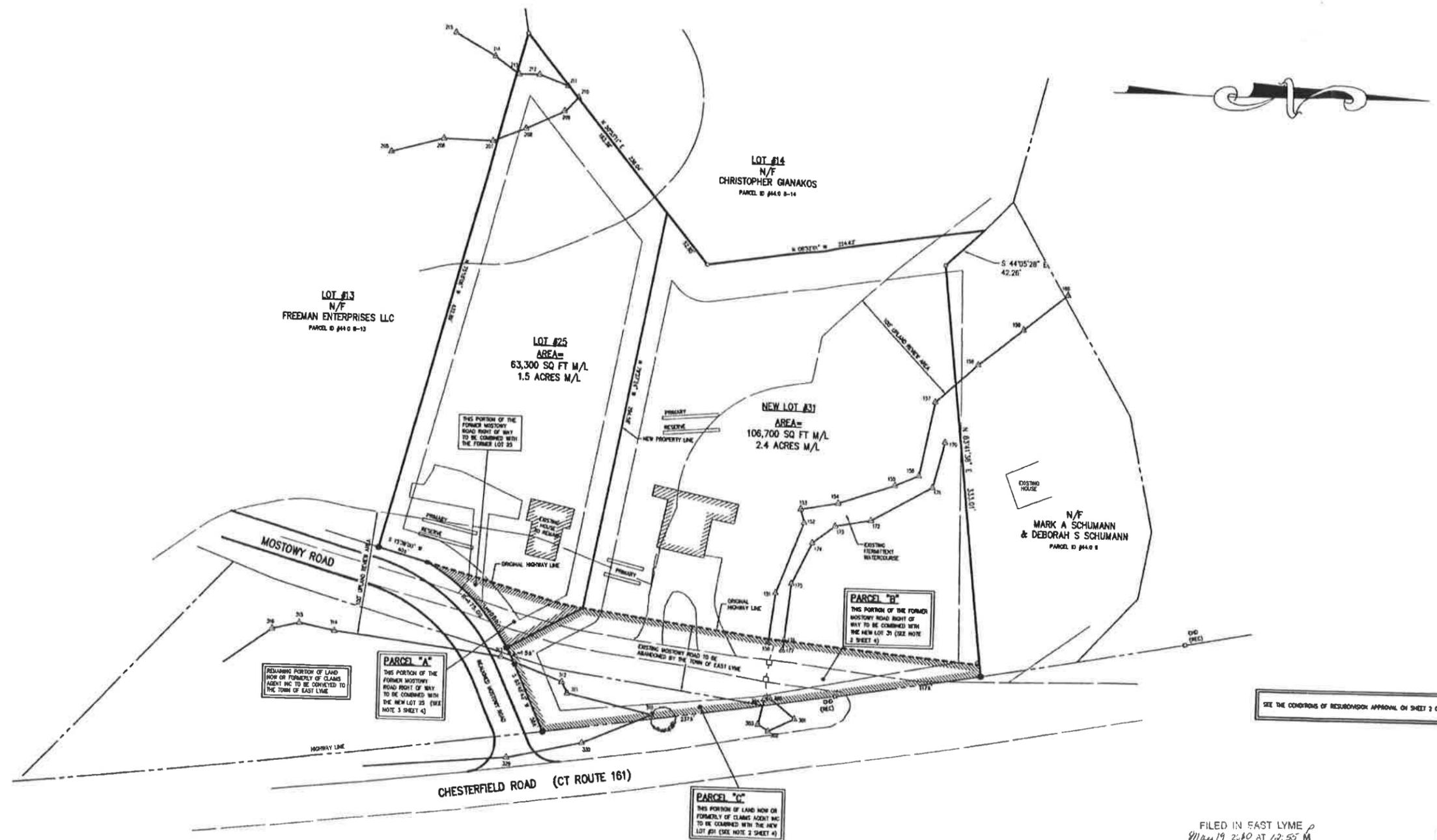


TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON. (SEE SHEET 1)  
*James Bernardo* 5/7/10  
JAMES BERNARDO LICENSE #70121 DATE

DATE PLOTTED: 5/10/10

DLG 576

NEW ENGLAND NATIONAL 08016-4.DWG



REMAINING PORTION OF LAND NOW OF TENURE OF CLAIM AGENT INC TO BE CONVEYED TO THE TOWN OF EAST LYME

**PARCEL "A"**  
THIS PORTION OF THE FORMER MOSTOWY ROAD RIGHT OF WAY TO BE COMBINED WITH THE NEW LOT 25 (SEE NOTE 3 SHEET 4)

**PARCEL "C"**  
THIS PORTION OF LAND NOW OR FORMERLY OF CLAIM AGENT INC TO BE COMBINED WITH THE NEW LOT 31 (SEE NOTE 2 SHEET 4)

**PARCEL "B"**  
THIS PORTION OF THE FORMER MOSTOWY ROAD RIGHT OF WAY TO BE COMBINED WITH THE NEW LOT 31 (SEE NOTE 2 SHEET 4)

SEE THE CONDITIONS OF RESUBDIVISION APPROVAL ON SHEET 2 OF 4 FOR ADDITIONAL NOTATIONS

FILED IN EAST LYME  
May 19 2010 AT 12:55 PM  
James Bernardo  
EAST LYME TOWN CLERK

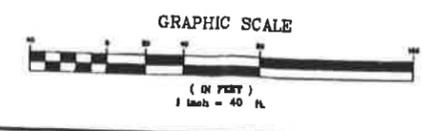
EAST LYME PLANNING COMMISSION  
APPROVED: *[Signature]*  
DATE 4-6-2010  
PLANS EXPIRE 7-5-2010  
YEAR EXPIRATION DATE 4-6-2015

SEE SHEET 1 OF 4 FOR SURVEY NOTES AND CERTIFICATION



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE SHEET 1)  
*James Bernardo*  
JAMES BERNARDO LICENSE #70121 DATE 5/7/10

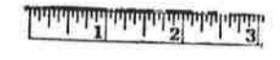
JAMES BERNARDO LAND SURVEYING, LLC  
102A SPITHEAD ROAD  
WATERFORD, CONNECTICUT 06385  
(860) 447-0236



NO.	DATE	DESCRIPTION	BY
2	5-23-2010	CONDITIONS OF RESUBDIVISION APPROVAL - PARCELS A, B & C ADDED	JB
1	3/22/2010	THIS SHEET ADDED	JB

LOT LINE MODIFICATION  
AFTER ROAD ABANDONMENT  
BY THE TOWN OF EAST LYME  
RESUBDIVISION DARROW'S RIDGE LOT 25  
70 MOSTOWY ROAD  
EAST LYME, CONNECTICUT  
OWNER/APPLICANT:  
NEW ENGLAND NATIONAL LLC

DATE: JANUARY 28, 2010  
SCALE: 1"=40'  
DRAWN BY: JB  
DRAWING NO: 08016-7A  
SHEET NO: 4 OF 4



DRG 577