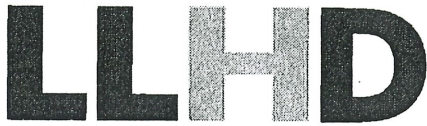


FD#4



Ledge Light Health District

Promoting healthy communities  
RECEIVED  
MAR 26 2026

Land Use Department

Date: March 11, 2026  
To: Dieter & Gardner  
Subject Property: 84 Silas Deane Rd. Ledyard, CT

Plan Designed by: **John Martucci** Plan Date: **02/13/2026** Last Revision Date: n/a Date Paid: **02/20/2064**  
The plan and associated information submitted to our office on **02/20/2026** for a proposed **23** lot subdivision/commission review. Lots ranging from **0.46 acres to 1.80 acres** are to be served by **public and private water and private septic systems**, in the Town of **Ledyard**.

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 Section 19-13-B103e are as follows:

- Lots 2, 3, 5, 6, 8, 9, 10, 12, 14, 16, 17, 20, 22, 23, 24, 25, 26, 28 and 84 are recommended suitable in their current condition.
- Lot 84: Any future change to the property line will require connection to public water if the property is within 200 feet of an available public water connection.
- Lot 3 and 19 are identified as areas of special concern due to ledge rock occurring less than five feet below ground surface, and Lots 4 and 18 due to maximum groundwater occurring less than three feet below ground. The septic system must be designed by a Professional Engineer (PE)

**"Additional Suitability Issues" & Notes**

1. Additional soil data witnessed by Joseph Balchard on 4/19 shall be incorporated into the subdivision plan and reflected on the individual lot plans.
2. Leaching areas, shall be staked by LS for protection during clearing and construction.
3. Additional soil testing and/or perc tests may be required for individual lot submission.
  - a. Ex. Lot 1 does not have a test pit in the leaching area, there is two approximately 10' away, adequate for subdivision suitability review.
4. Septic tank locations not demonstrated, shall maintain all required setback distances on individual lot reviews.
5. The subdivision plan does not show any groundwater drainage system designed to collect groundwater or stormwater.

\*Please note that soils testing indicated on this plan are representative of actual soils 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. Applicant should be aware that subdivision approval IS NOT sufficient for 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.

Please call me at 860-448-4882 x 1316 with any questions regarding this matter.

Sincerely,

Odalys Reyes Morales  
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