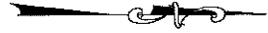


Submitted to Record 12/8

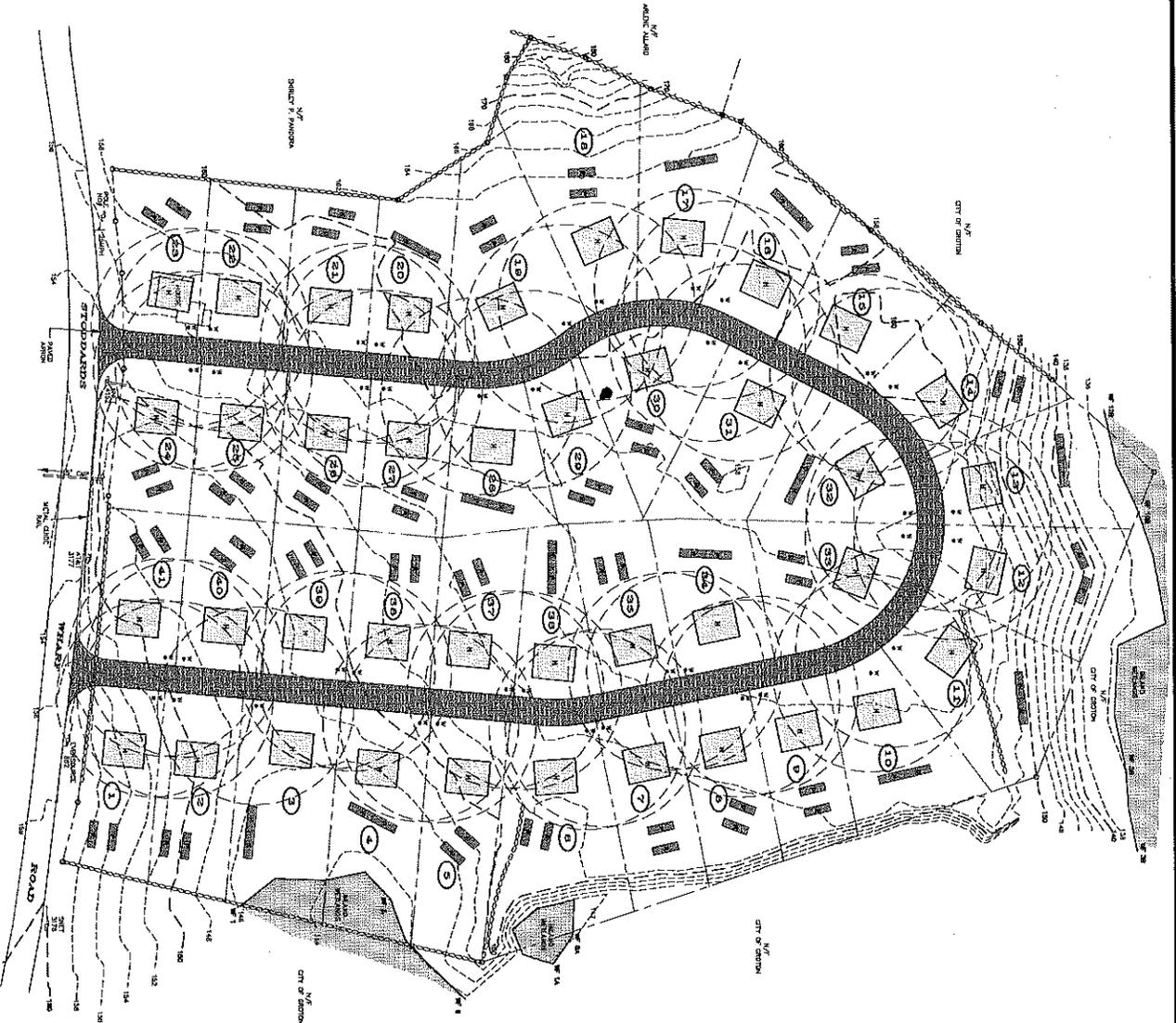
Exhibit # 26



THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. IT IS TO BE USED ONLY FOR THE PURPOSES AND CONDITIONS SPECIFIED IN THE CONTRACT. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS PROHIBITED.

LEGEND

-----	STONE WALL
-----	PROPERTY LINE
-----	STREET LINE
-----	OPENING CONTAIN
-----	EDGE OF RETAINERS & FLAG NUMBER
-----	UTILITY POLE
-----	CONCRETE POLE
-----	PLUMBING SYSTEM
-----	SEWER SYSTEM
-----	PROPOSED WALL



GRAPHIC SCALE
 1" = 40'
 PLAN SHOWING
 RESUBDIVISION
 PROPERTY OF
 AVERY BROOK HOMES LLC
 STODDARDS WHARF ROAD
 A.K.A.
 CONNECTICUT ROUTE 214
 LEDYARD, CONNECTICUT
 SCALE: 1"=40'
 APRIL 2022

systems and individual wells, and the anticipated stormwater runoff from a relatively dense development with a potentially high percentage of impervious areas, the Connecticut Department of Health and the Department of Energy & Environmental Protection will be asked to participate and / or review all relevant documents to be presented for this application as to its downstream impact to the adjacent reservoir and drinking water watershed.

Attorney Harry Heller, who delivered the preliminary presentation, indicated that under the provisions of 8-30g for affordable housing¹, the applicant need only demonstrate safety, health and welfare. We would posit that, based on the above discussion, these conditions cannot be adequately fulfilled for the subdivision as presented. Lastly, our watershed patrol and surveillance staff have noted construction equipment already on site. Based on our comments above and the fact that formal plans for this project have not yet been submitted, as required by DPH notification regulations, to be premature and not in keeping with the usual protocol for unapproved site plans.

¹ Section 8-30g of the Connecticut General Statutes, the "Connecticut Affordable Housing Land Use Appeals Procedure,"

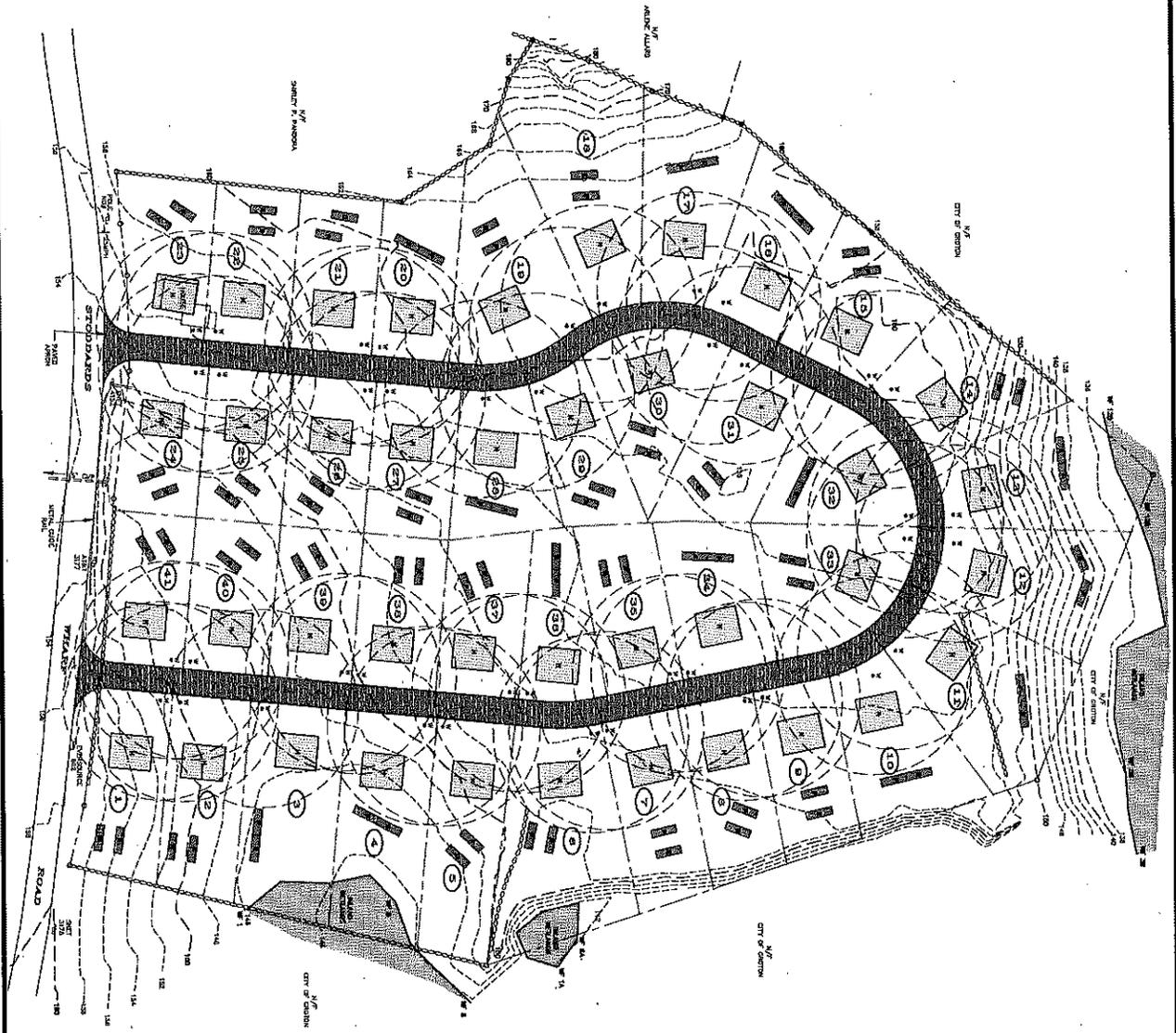
570
EXHIBIT

H. J. J. J.

DE
 THE ENGINEERING DEPARTMENT OF THE CITY OF NEW HAVEN, CONNECTICUT
 100 STATE STREET, NEW HAVEN, CONNECTICUT 06510
 203-763-2000

LEGEND

—	STREET WALL
—	PROPERTY LINE
—	STREET LINE
—	DESIGN CENTERLINE
—	EDGE OF PAVEMENT & PAV. NUMBER
—	UTILITY POLE
—	CONCRETE TOWER
—	PRIVATE DRIVE ALLEY
—	RESIDENT DRIVE ALLEY
—	MEMORIAL WALL



GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft

PLAN SHOWING
 RESUBDIVISION
 PROPERTY OF
 AVERY BROOK HOMES LLC
 A.K.A.
 STODDARDS WEAVER ROAD
 CONNECTICUT ROUTE 214
 LEDYARD, CONNECTICUT
 SCALE: 1"=40'
 APRIL 2022

Soils tests not complete

Hydrogeologic study to determine adequate water

PRELIMINARY REVIEW COMMENTS
FOR
PROPOSED SUBDIVISION
AT
AVERY BROOK HOMES LLC
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT

Groton Utilities finds this preliminary application to be deeply flawed and potentially injurious to the adjacent drinking water supply reservoir. The preliminary presentation to the Town's Commission made no mention of this fact, other than to say that it lies adjacent to City of Groton property.

(1) Soils - There is no soils information or study accompanying this preliminary submittal. As such, no evaluation can be made of the feasibility of the placement of 41 individual subsurface sewage disposal systems on 41 small individual house lots. We understand that a hydrogeological consultant has been retained for this purpose. We ask to be included in any report presentations.

(2) Water Supply - No study is included as to the adequacy of the water supply for these individual wells and their impact on the adjacent reservoir and groundwater table.

(3) Subsurface Sewage Disposal Systems - The proposed systems, in the multiples shown on the plan indicate a dense hydraulic profile directed toward wetlands and surface waters that are currently used for a drinking water supply. This requires an in-depth study of the water table's hydraulics and the ability of the soils to treat or renovate the wastewaters as required by current Health Department regulations.

(4) Stormwater - As presented in the preliminary address to the Commission, roads within this subdivision are to be private and, as such, no apparent drainage system will be designed. Proper renovation of stormwater is a major concern for a subdivision with such small individual house lots, with numerous driveways and the single road serving them. There is no demonstration of any stormwater detention or pretreatment prior to discharging directly to wetlands and surface waters tributary to a public drinking water supply.

(5) Surface & Groundwater Classifications - Current Connecticut DEEP mapping designates the groundwater beneath this proposed subdivision as GAAs; Class GAAs is a subclass of GAA for ground water which is tributary to a public water supply reservoir. The adjacent surface water designation is AA; Class AA designated uses are existing or proposed drinking water supplies; habitat for fish and other aquatic life and wildlife; recreation; and water supply for industry and agriculture.

(6) DPH / DEEP Involvement - Based on the close proximity of a drinking water supply reservoir, the number of individual lots with individual subsurface sewage disposal



GROTON UTILITIES

At Your Service

May 10, 2022

Juliet Hodge
Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

Dear Ms. Hodge:

RE: Avery Brook Homes, LLC, Stoddard's Wharf Road, Ledyard CT – Site Plan Review

Please find attached, the Groton Utilities preliminary review comments for the proposed subdivision at Avery Brook Homes, LLC, Stoddard's Wharf Road, Ledyard Connecticut.

Should you have questions, please contact Karl Acimovic at 860-446-4020 or acimovick@grotonutilities.com.

Sincerely,

GROTON UTILITIES

Richard M. Stevens
Manager, Water Division & PAF

RMS/rb

Enclosure

cc: Manisha Juthani, Commissioner, CTDPH
Eric McPhee, Supervising Environmental Analyst, CTDPH DWS

295 Meridian Street

Groton, Connecticut 06340

T 860-446-4000 F 860-446-4098



GROTON UTILITIES

At Your Service

May 23, 2022

Juliet Hodge
Planning Director
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339

Dear Mrs. Hodge:

Re: Avery Brook Homes, LLC, Stoddard's Wharf Road, Ledyard CT

Groton Utilities requests confirmation that applicant Peter C. Gardner, LS made a request to the State of Connecticut, Department of Public Health. The request would be for evaluation of the Avery Brook Homes, LLC, Stoddard's Wharf Road, Ledyard Connecticut project, as required by Connecticut General Statutes.

"Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project."

Should you have any questions please contact Karl Acimovic at 860-446-4020 or acimovick@grotonutilities.com.

GROTON UTILITIES

Richard M. Stevens
Manager, Water Division & PAF

cc: Manisha Juthani, CTDPH
Eric McPhee, CTDPH DWS

