

EXHIBIT  
#52

# Memorandum:

**To:** Juliet Hodge, Director of Land Use & Planning  
**From:** Steve Masalin, Public Works Director/Town Engineer *fm*  
**Date:** February 21, 2023  
**Re:** Avery Brook Homes, 94/96/98/100 Stoddard's Wharf Rd (Appl. IWWC #22-18URA, PZ #22-18SUB)

I have reviewed Septic System Effluent Renovation Analysis and find the following:

1. It addresses the request of the Ledyard IWWC relative to a cumulative effluent renovation analysis for the site.
2. It provides comprehensive data to conduct such analysis.
3. The author, Angus McDonald Gary Sharpe & Associates, Inc., employs conservatism in the analysis at several points, thus shading the results toward a more cautious outcome.
4. Based on their analysis, the author advised the applicant to implement a measure that would further aid favorable renovation, which allegedly the applicant will incorporate in the development plans.
5. The results reveal acceptable site effluent renovation of the present proposal.

These findings are based on the clarity and completeness of the data and the analysis offered. They are not based on a detailed and separate confirmation of the approach or particulars of the analysis itself. If the commission desires such further validation, a qualified consultant in this field would have to be engaged.

RECEIVED

FEB 21 2023

LAND USE DEPARTMENT