

Date: May 22, 2024
To: Dieter & Gardner
Subject Property: 96, 98, & 100 Stoddards Wharf Rd. Ledyard, CT

Plan Designed by: **John Martucci** Plan Date: **03/25/2024** Last Revision Date: **05/13/2024** Date Paid: **04/24/2024**
The plan and associated information submitted to our office on **05/16/2024** for a proposed **18** lot subdivision/commission review. Lots ranging from **0.22 acres to 0.58 acres** are to be served by **private well** 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 are recommended suitable in their current condition IF footing drains are not required**
- Lots is recommended suitable IF AND when the following plan issues are addressed:**
- Lots are not recommended suitable in their current condition and the following issues are to be addressed:**

“Additional Suitability Issues” & Notes

1. **Some contours are unclear, 1’ may be required for individual lot submissions.**
 - a. **Ex. The proposed leaching for lots 11 & 13 are perpendicular while only approximately 35’ apart.**
2. **Leaching areas, shall be staked by LS for protection during clearing and construction.**
3. **Due to limited space available on lots, all wells, septic components, and drains shall be staked by LS in order to verify that required separating distances are met.**
4. **Lots 5 & 7 are proposed to be used as Topsoil Stockpile areas, it shall be made clear where to stockpile in order to avoid disturbing the soils in the leaching areas.**
5. **Neighboring lots shall be investigated for septic system and well locations due to the proposed locations of wells and septic systems as a large portion of the well arcs along subdivision border are located on neighboring properties.**
6. **Additional soil testing and/or perc tests may be required for individual lot submission.**
 - a. **Ex. Lot 2 does not have a test pit in the leaching area, there is one approximately 10’ away, adequate for subdivision suitability review.**
7. **Septic tank locations not demonstrated, shall maintain all required setback distances, recommend including on subdivision suitability plan as the lots are small and well arcs are very limiting. Septic tanks shall meet minimum separating distance requirements on individual lot reviews.**
8. **With overlapping well radii, it is recommended that a hydrologist review the site and provide an opinion on the ability of the aquifer to support the number of wells proposed.**



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*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,

A handwritten signature in black ink, appearing to read 'Joe Blanchard', is written over a light blue horizontal line.

Joseph Blanchard, REHS/RS
Sanitarian II

cc: Town of Ledyard, Code Enforcement Officials

Mauricio Duarte, Groton Utilities

Jennifer Muggeo, MPH, Director of Health

Katie Baldwin, MPH, REHS/RS, Supervisor of Environmental Health