

EAST HAMPTON CONSERVATION-LAKE COMMISSION
860-267-4468

APPLICATION REVIEW

Meetings are held on the 2nd Thursday of the month per the attached schedule.

PROPERTY LOCATION: _____

PROJECT NAME: _____

APPLICANT: _____ **DAYTIME PHONE:** _____

MAILING ADDRESS: _____

OWNER IF DIFFERENT: _____

MAILING ADDRESS: _____

ACTIVITY: P&Z Application: _____

IWWA Application: _____

ZBA Application: _____

REVIEW DATE: _____

COMMENTS: _____

Office Use Only

Fee Paid _____ Date Approved _____ Permit Number _____
Public Hearing: YES NO Agent Approval: YES NO

TOWN OF EAST HAMPTON
INLAND WETLANDS & WATERCOURSES AGENCY

Date: 7/20/2020

1. Name of Applicant* Christopher Nash and Laura Nash
Phone Numbers: Home _____, Business _____, Cell 203-980-3644
Home Address: Street 43 E High Street Town East Hampton State/Zip CT 06424
Business Address: Street _____ Town _____ State/Zip _____

* All applications MUST list contact phone numbers. If the applicant is a Limited Liability Corporation or a Corporation, provide the managing member's or responsible corporate officer's name, address, and telephone number.

2. Name of Property Owner (if different from Applicant): Same Phone _____
Address: Street _____ Town _____ State/Zip _____

As the legal owner of the property listed on this application I hereby consent to the proposed activities. I hereby authorize the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendency of the application and for the life of the permit.

Printed Name: Christopher Nash, Signature: _____, Date: _____

3. Provide the applicant's interest in the land. Fee Simple

4. Site Location and Description: Assessor's Map 05A, Block 83, Lot 21
Address: Street 43 E High Street Town East Hampton State/Zip CT 06424

Note: It is the applicant's responsibility to provide the correct site address, map, block, and lot number for the legal notice.

Provide a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed, soil type(s), and wetland vegetation.

Area of Wetland to be disturbed: 0 acres or sq. ft.
Area of Watercourse to be disturbed: 0 acres or sq. ft.
Area of Upland Review Area to be disturbed: 5,500 square feet acres or sq. ft. (Area within 100' of wetland)
TOTAL AREA OF DISTURBANCE 5,500 square feet acres or sq. ft.

Will fill be needed on site? Yes No
If yes, how much fill is needed? Topsoil - approx 18 cubic yards

The property contains (circle one or more)
WETLANDS, BROOK, RIVER, INTERMITTANT STREAM, VERNAL POOL, SWAMP, OTHER Setback Area
Description of soil types on site: grass
Description of wetland on site: vegetation: none
Name of Soil Scientist and date of survey: N/A

5. Attach a written narrative of the purpose and description of the proposed activity and proposed erosion and sedimentation controls, best management practices, and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including but not limited to; measures to:

(1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance or create productive wetland or watercourse resources. Depending on the complexity of the project, include the following: sequence of operations, drainage computations with pre and post construction runoff quantities and runoff rates, plans clearly showing the drainage areas corresponding to the drainage computations, existing wetland inventory and functional assessment, soils report, construction plans signed by a certified soils scientist, licensed surveyor, and licensed professional engineer. Include a construction schedule, impacts to vegetation, and pictures that clearly show the existing conditions of all areas to be disturbed and/or cleared of vegetation.

6. Provide information of all alternatives considered. List all alternatives which would cause less or no environmental impact to wetlands or watercourses and state why the alternative as set forth in the application was chosen. All such alternatives shall be diagramed on a site plan or drawing.

Attach plans showing all alternatives considered.

None

7. Attach a site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses. Include a colored grading plan showing areas to be filled (green) and areas to be excavated (brown) that clearly shows existing and proposed contours and proposed limits of disturbance.

8. Attach the names and mailing addresses of adjacent landowners. Attach additional sheets if necessary.

Name Sam & Michelle Oliva Address 45 E High Street, East Hampton, CT 06424

Name Palmer Apartments, LLC Address 157 Oliver Road, Lebanon, CT 06249

Name _____ Address _____

9. Attach a completed DEEP reporting form.

The Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with section 22a-39-14 of the Regulations of Connecticut State Agencies.

10. Attach the appropriate filing fee based on the fee schedule in Section 19 of the regulations.

Fee: _____ (Make check payable to "The Town of East Hampton")

11. Name of Erosion Control Agent (Person Responsible for Compliance): _____

Christopher Nash Phone Numbers: Home _____, Business _____

Cell 203-980-3644 Address: Street 43 E High Street Town East Hampton

State/Zip CT 06424

12. Are you aware of any wetland violations (past or present) on this property? YES NO

If yes, explain None

13. Are you aware of any vernal pools located on or adjacent (within 500') to the property? YES NO

14. For projects that do not fall under the ACOE Category 1 general permit – Have you contacted the Army Corps of Engineers? YES NO

15. Is this project within a public water supply aquifer protection area or a public water supply watershed area? YES NO

If so, have you notified the Commissioner of the Connecticut Department of Public Health and the East Hampton WPCA? YES NO

(Proof of notification must be submitted with your application.)

16. PUBLIC HEARINGS ONLY. The applicant must provide proof of mailing notices to the abutters prior to the hearing date.

17. *As the applicant I am familiar with all the information provided in the application and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.*

Printed name: Christopher Nash Signature [Signature] Date: 7/20/2020

Please Note: You or a representative must attend the Inland Wetlands meeting to present your application.

**Attachment to Wetlands Permit Application
by Christopher and Laura Nash
43 East High Street, East Hampton, Connecticut.**

.4 Site Location and Description:

The site consists of a 4 bedroom, 4 bath single family house located on Route 66, next to the Chatham Apartments. The Site is waterfront, having a 60 foot (+/-) frontage along Lake Pocotopaug. The total acreage is .37 for the house and the lot. At present the entire site is covered by the house, driveway, and a grassy area on both sides of the house and the small back yard/ lawn area at the rear of the house bordering the lake. There is a break in the seawall which allows access to the lake for swimming.

.5 Written Narrative:

At present the side of the house bordering the Chatham Apartments is a mossy area and overgrown with old roots from arborvitae trees that have long since died. The place will not hold grass and there is considerable run-off from the Chatham Apartments parking lot, down the side of the house and into the back yard and lake. The exposed roots are a tripping and safety hazard to everyone who comes along that side of the house, and that side of the house is the main door and main access to the house and back yard.

The back yard is dirt, spotty grass, and moss, with roots from old swamp maple trees that have also long since died off.

Finally, we would like to install a boat dock.

The plan as submitted is to dig up the old roots, moss and grass. Install a paver walkway along the main access side of the house, rebuild the plant beds between the new walkway and the fence that borders the Chatham Apartment parking lot. Then create two sitting areas in the back yard. One containing a firepit with the other sitting area replacing a dirt area near the existing break in the sea wall. A river rock garden will be placed between the existing sea wall and either mulch, paver sitting area, or plantings/grass. Additional replacement beds and plantings will be placed alongside the house and to the opposite property line as well. Passive lighting along the pathways and sitting areas will be installed.

(1) Measures to prevent pollution or environmental damage:

- Use of silt fences and hay matting during construction
- No changes to the existing sea wall or sea wall break to lake.

(2) Measures to maintain/ enhance environmental quality:

- The new plantings will help absorb some of the current run-off from The Chatham Apartments parking lot.
- Pavers will minimize rainwater run-off. The pavers will be sloped to run water towards river rock or towards lawn to prevent run-off to lake.
- A 2' area of 2" river rocks will be placed between lawn and sea wall preventing any direct run-off from pavers or lawn to lake.

- Downspouts from the house will run off into a river rock garden that serves as a water diversion ditch.
- New back lawn with grass will absorb rainwater run-off.
- All bare soil areas will now be covered with large river rock water diverters, plantings, or mulch.

(3) Measures to restore/enhance/ or create productive wetlands;

- Per (2) above we are minimizing the runoff from a paved surface, through our yard and into the lake.
- The plans account for the Town of East Hampton, CT Conservation - Lake Commission guidance contained in the recent "Be Lake-Smart" resident mailing from June 2020.

.6 Alternatives considered:

- We do nothing and leave the situation as is.
- We place pavers over the entire lawn area with some plantings.
- We use artificial sod instead of grass.









Proposal

Picture Perfect Landscape

Client Name: Nash
Project Name: 43 East High Street-Nash-2019
Jobsite Address: 43 East High Street East Hampton, Connecticut 06424
Estimate ID: EST1775231
Date: Apr 10, 2020
Billing Address: 43 East High Street East Hampton, Connecticut 06424

This proposal and pricing is good for 7 days.

As in design A: \$34,211.31

Includes paver walkway and two seating areas with Chestnut colored Eva pavers with charcoal border. Raffinato fire pit installed. 2"-3" river stone installed on left side of walkway. Stump grinding done where need to be able to plant. Beds planted as in design, Bed's mulched with Brown Shredded Pine Bark mulch. Stepping stones installed. 3/4" crushed stone topdressing on back side of house where there is stone now. Front stoop repaired by front gate entrance. Lawn area regraded & seeded. Does not include artificial turf (which would be approximately \$13,000)

Subtotal	\$34,211.31
Taxes	\$2,172.45
Estimate Total	\$36,383.76

Terms and Conditions: All material is guaranteed as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge above and above the proposal. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing and before any work has been started (see separate Notice of Cancellation). **HIC No. 572122**

Underground obstruction clause: PPL is not responsible for damage to any underground items or structures that are not marked out by call before you dig, or the homeowner. Examples (Dog fences, irrigation lines, propane lines) The removal of ledge, stumps or other obstacles need will be billed at an hourly rate over and above the original proposal once approved.

Tentative Start Date Week of: _____ **Tentative Completion Date Week Of:** _____

ACCEPTANCE OF PROPOSAL-The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payments will be made as follows: 50% due upon signing _____ and acceptance of proposal. Remaining balance due Day of Completion.

Estimate authorized by: _____

Estimate approved by: _____

RLI Electric LLC
 227 Maiden Lane
 Durham CT 06422
 E1-183930
 860-349-8855

Estimate

Date	Estimate #
5/17/20	4914

Name / Address
Chris Nash 43 East High St East Hampton CT 06424

Item	Description	Qty
Design Intent	<p>The design intent of this is to implement my interpretation of your vision. Based on our discussion, we are looking to make the entry to the backyard a warm and inviting experience. As you enter the gate and proceed down the path, copper area pathlights will accentuate the plant beds. COntrast between stone, grass, mulch and rock will invite you to move comfortably to the backyard. As you enter the backyard itself, the backyard will open up. Patio area lights mounted to the posts of the deck will serve multiple purposes. They will provide light on the deck and help light the steps coming down the deck to the yard. They will provide light onto the seating area up on the deck as well as assist with lighting on the grill surface. The firepit area will be softly lit around the firepit and provide for safe movement through the yard. A patio are light will be placed at the lounge area to provide a soft welcoming light at that area. Additionally, it will light the entry to the steps to the lake for safety purposes. A future hub for potential continuation of the lighting for a dock will be located at this area. A 120 volt outlet will be installed near the lounge area for potential powering of an electric boat. This will be tied into the existing outlet near the irrigation system that is assumed was used for water pumping from the lake and is no longer used for that purpose. Trenching will be required by others and is not included in this estimate.</p> <p>This estimate assumes all of the root system of the old Maples that were on the property will either be removed or covered with enough topsoil for us to effectively bury our wiring. If the root system stays intact and soil is not placed on top, we may not have the ability to get our wires buried. This estimate does not assume we will be cutting roots for our installation. If that is required, this estimate will not cover the additional labor and time to do so.</p> <p>The lighting will be controlled by a Lutron Caseta switch and the transformer will be installed on the side of the house using the existing junction box with 120 volt</p>	

Payment Terms: 50% Deposit/ Balance on Completion
Total

RLI Electric LLC
 227 Maiden Lane
 Durham CT 06422
 E1-183930
 860-349-8855

Estimate

Date	Estimate #
5/17/20	4914

Name / Address
Chris Nash 43 East High St East Hampton CT 06424

Item	Description	Qty
Turtle post outlet	power. The Lutron Caseta switch can be added to a Caseta system for an additional cost which would allow for more devices to be controlled such as the outdoor coach lights, interior lighting and give you access via a smartphone app.	1
conduit run	Install turtle post outlet at outdoor location	1
Transformer installation	100 ft or less of 1/2 conduit for residential use. (Trenching not included)	1
Wireless switching	Installation of low voltage transformer for landscape lights	1
Pathlight installation	Installation of Lutron wireless switch for control of landscape lighting outlet/transformer	1
Uplight installation	Installation of a commercial grade copper pathlight with LED lamp	8
Patio Area Light	Installation of uplight low voltage spot. Includes wire, stake, fixture, LED lamp, shrink connectors, labor and wire	6
Patio area light deck mount	Patio area light is a weathered brass fixture that covers a large area with a soft blanket of light. The built in resevoir holds citronella oil which can be lit with a match to fend off insects	1
Shed or pavilion downlight	Deck mounted patio area lighting	1
Future homerun	Downlighting inside a shed with low voltage light with a toggle switch. Typically used when a 120 volt option is not a reality	1
Licensing facts	Dedicated homerun for future area lighting. This is in an outdoor splice hub located in the garden or lawn.	
Landscape buried hazards	Section 20-333 states it is a violation of Connecticut State Law to install or offer to install landscape lighting without a Connecticut Electrical license issued by the Department of Consumer Protection	
	While we take the greatest of care when burying our lighting system we may not find all hidden hazards. RLI Electric is not responsible for cut dog fence wires, irrigation piping or other buried obstacles.	

Payment Terms: 50% Deposit/ Balance on Completion
Total

RLI Electric LLC
 227 Maiden Lane
 Durham CT 06422
 E1-183930
 860-349-8855

Estimate

Date	Estimate #
5/17/20	4914

Name / Address
Chris Nash 43 East High St East Hampton CT 06424

Item	Description	Qty
Landscape lighting warranty	<p>All brass, copper and bronze fixtures and stainless transformers we use carry a manufacturer's lifetime warranty. The LED lamps we use carry a manufacturer's five year warranty. All natural brass and copper fixtures will patina naturally to a dark color. All labor provided by RLI is warranted for one year.</p> <p>Payment schedule:50% non-refundable downpayment prior to start for material acquisition and a scheduled start date on our production calendar. Balance is due upon completion of the lighting at the focusing session</p> <p>Any alteration or deviation from the specifications give in the Design Intent section involving extra cost or time to change will be executed only upon written change order and will become an extra change over and above the estimate. All change order payments are due in full prior to the work commencing unless authorized by RLI Electric.</p> <p>This estimate is good for 30 days.</p>	
Landscape payment schedule		
Modification of Specificatio...		
Notation		

By intialing here ____, owner understands and agrees that the dates are subject to change for various circumstances, including but not limited to, weather conditions, schedule conflicts with other contractors, availability of materials and other circumstances beyond RLI Electric control.

By initialing here ____, owner agrees to allow use of their project photos on social media sites.

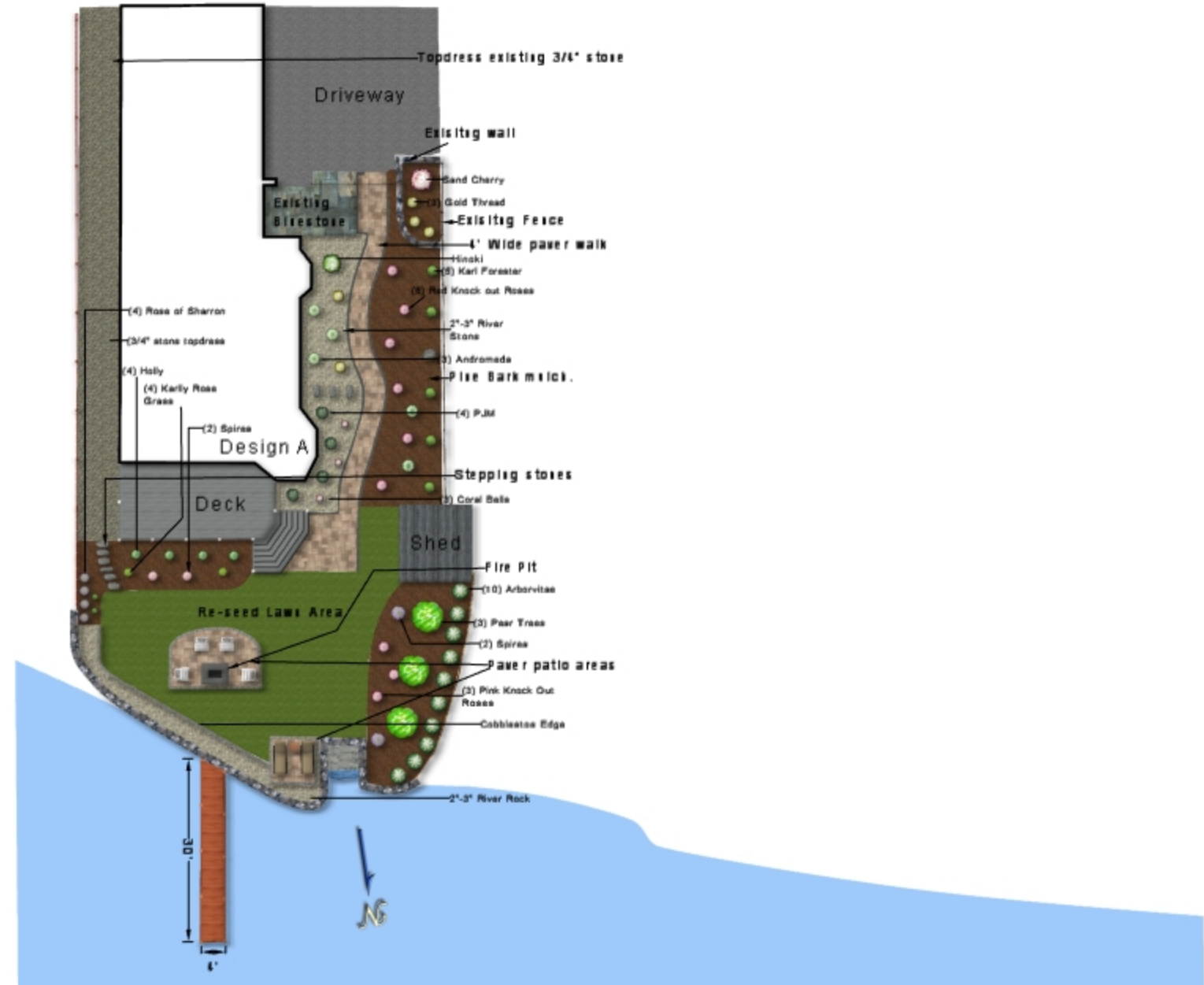
Acceptance of Proposal-The above prices, specifications and conditions are satisfactory and are herby accepted. You are authorized to do the work as specified.

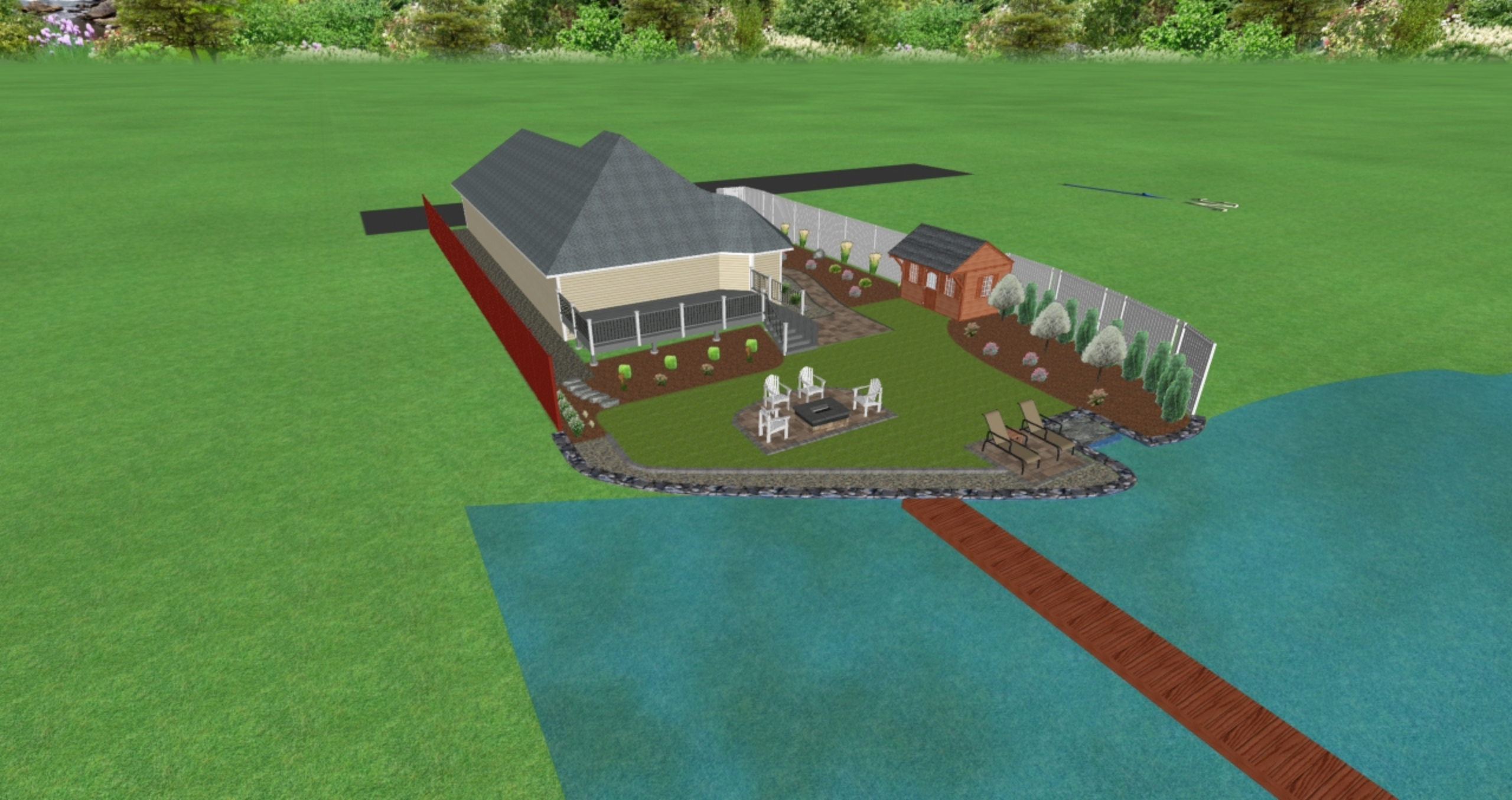
Customer Initials: __ You the buyer, may cancel this transaction at any time prior to midnight on the third business day after the date of this transaction.

Signature _____ Date: _____

Payment Terms: 50% Deposit/ Balance on Completion	
Total	\$6,540.25



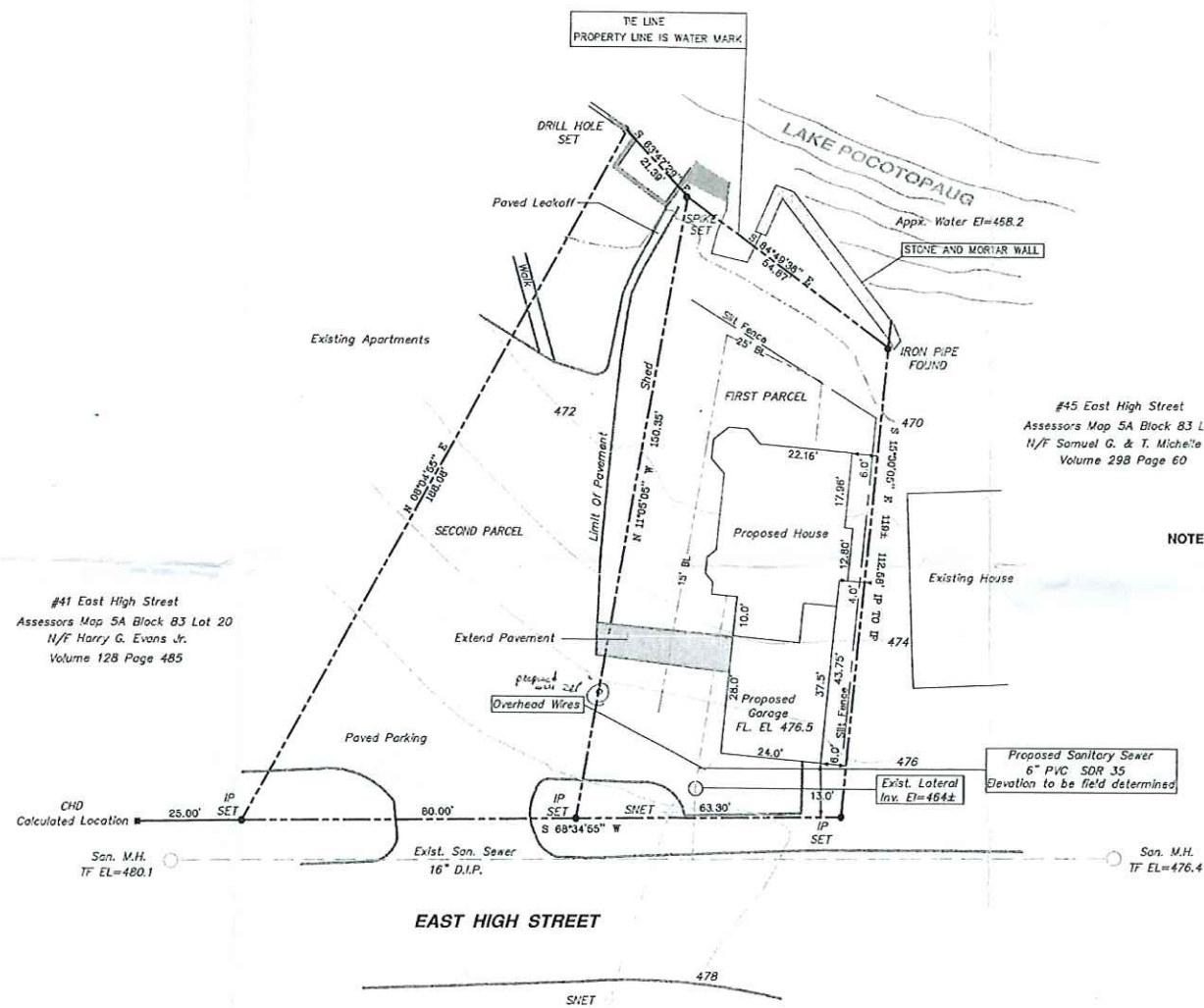












NOTE: Existing water supply is from a well located on the second parcel. The exact location is unknown at this time. The proposed house is to tie into this existing line to be field located.

SURVEY NOTES:
 This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 The type of survey prepared is a PROPERTY BOUNDARY SURVEY.
 Boundary determination is based on a DEPENDENT RESURVEY.
 This survey conforms to a "CLASS A-2 SURVEY."
 Topography conforms to "CLASS T-2."

RECORD OWNERS:
 Donald B. & Marie E. Pecor
 Volume 341 Page 660-662
 68 Green Briar
 Glastonbury, CT. 06033

REFERENCE MAPS:
 A.) ASSESSOR'S MAP 5A BLOCK 83 LOT 21.
 B.) "TOWN OF EAST HAMPTON MAP SHOWING PROPERTY OF RICHARD G. MANNER SCALE 1"=20' DATE: SEPT. 23, 1977. REVISED SEPT. 16, 1978." BY B.P. LENDA L.S. MAP VOLUME 22 PAGE 1105 EAST HAMPTON LAND RECORDS.
 C.) "MAP SHOWING 'JULIA WEST' PROPERTY BELONGING TO JACOB A. DAY EAST HAMPTON, CONN. SCALE 1"=50' JUNE 1921 C.S. WATROS CIVIL ENGINEER." MAP VOLUME 3 PAGE 145 EAST HAMPTON LAND RECORDS.
 D.) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST HAMPTON EAST HAMPTON - MARLBOROUGH ROAD FROM NORTH MAIN STREET EASTERLY ABOUT 7,000 FEET ROUTE NO. 14 SCALE 1"=40' DATE: APR. 30, 1932 PROJECT NUMBER 41-02 SHEET 2 OF 3."

GENERAL NOTES:
 1.) LOT AREAS: FIRST PARCEL = 7,571 S.F.
 SECOND PARCEL = 7,827 S.F.
 2.) ZONE R-1.
 3.) EXACT LOCATION OF EXISTING WELL IS UNKNOWN. IT IS BELIEVED TO BE LOCATED ON THE SECOND PARCEL.

ZONING TABLE
 ZONE DISTRICT = R1 LAKESIDE and VILLAGE RESIDENTIAL
 EXISTING SANITARY SEWER

ITEM	REC'D	EXISTING	PROPOSED
*R-1 LAKESIDE			
LOT AREA	20,000 S.F.	7,571 S.F.	7,571 S.F.
FRONTAGE	100 FT	63.30'	63.30'
SIDE YARD	15 FT	9.4 FT	4 FT
FRONT YARD	25 FT	55.6 FT	13 FT
REAR YARD	25 FT	30 FT±	33 FT±
COVERAGE	20%	18%	34%

*EXISTING LOT OF RECORD
 WATER SUPPLY: PRIVATE WELL SEE NOTE
 SANITATION: MUNICIPAL SEWER

SITE PLAN
PROPOSED RECONSTRUCTION
 PREPARED FOR
DONALD B. & MARIA E. PECOR
43 EAST HIGH STREET
EAST HAMPTON, CONNECTICUT
SEPTEMBER 13, 2005



Sheet 1 of 1

JACKOWIAK LAND SURVEYING
Robert F. Jackowiak LS
 42 Lakeside Avenue
 Middletown, Connecticut 06457



To my knowledge and belief, this survey is substantially correct as noted hereon.

Robert F. Jackowiak
 Robert F. Jackowiak LS18858
 42 Lakeside Ave.
 Middletown, CT. 06457

Not valid without embossed seal affixed hereon.

REVISIONS