

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: _____

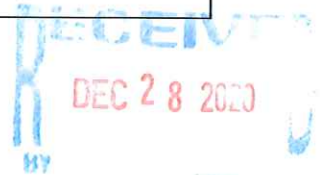
REVIEW DATE: _____

COMMENTS: _____

Office Use Only

Fee Paid _____ Date Approved _____ Permit Number TW-20-039
Public Hearing: YES NO Agent Approval: YES NO

TOWN OF EAST HAMPTON
INLAND WETLANDS & WATERCOURSES AGENCY



Date: 11/10/2020

1. Name of Applicant* Donald Ballsieper
Phone Numbers: Home 860-982-8281, Business _____, Cell 860-982-8281
Home Address: Street 585 Nutmeg Road North Town South Windsor State/Zip CT 06074
Business Address: Street _____ Email: dball@fiberopticplus.com 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: Donald Ballsieper, Signature: _____, Date: 11/15/2020

3. Provide the applicant's interest in the land. _

4. Site Location and Description: Assessor's Map 09A, Block 74, Lot 167
Address: Street "NAVAJO TRAIL" (No Street # Assigned) 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: 5,535 sq. ft. acres or sq. ft. (Area within 100' of wetland)
TOTAL AREA OF DISTURBANCE 5,535 sq. ft. acres or sq. ft.

Will fill be needed on site? Yes No If yes, how much fill is needed? estimated 100 cubic yards

The property contains (circle one or more) *Entire lot: soil type 273C Charlton-Chatfield Complex, Urban Land.
WETLANDS, BROOK, RIVER, INTERMITTANT STREAM, VERNAL POOL, SWAMP, OTHER 0 sq. ft.

Description of soil types on site: *See above
Description of wetland vegetation: None

Name of Soil Scientist and date of survey: N/A, watercourse across street is depicted. Entire lot is in 200' Lake Pocotopaug Watershed Area review zone.

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.

Please see the attached Narrative.

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 Please see attached adjacent landowners list. Address _____
Name _____ Address _____
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): _____
Donald Ballsieper Phone Numbers: Home 860-982-8281, Business _____,
Cell 860-982-8281 Address: Street 585 Nutmeg Road North Town South Windsor
State/Zip CT 06074

12. Are you aware of any wetland violations (past or present) on this property? YES NO ^X
If yes, explain No.

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

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

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

If so, have you notified the Commissioner of the Connecticut Department of Public Health and the East Hampton WPCA? YES NO ^{N/A} Please see drinking water watersheds and aquifer protection maps. (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.

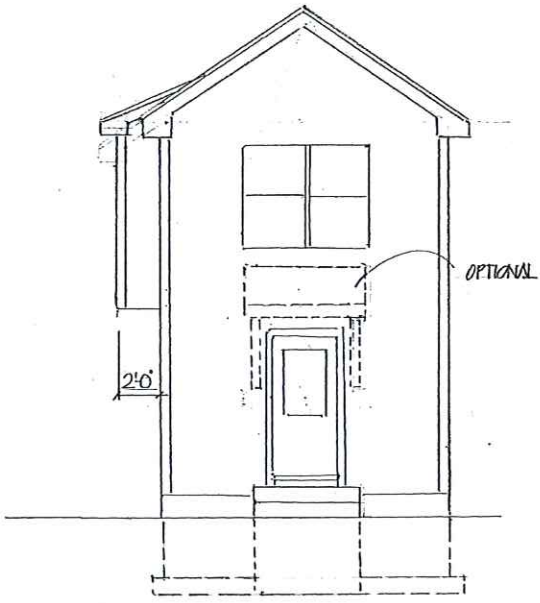
17. **As the applicant I am familiar with all the information provided in the application and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.**

Printed name: Donald Ballsieper, Signature: , Date: 11/15/2020

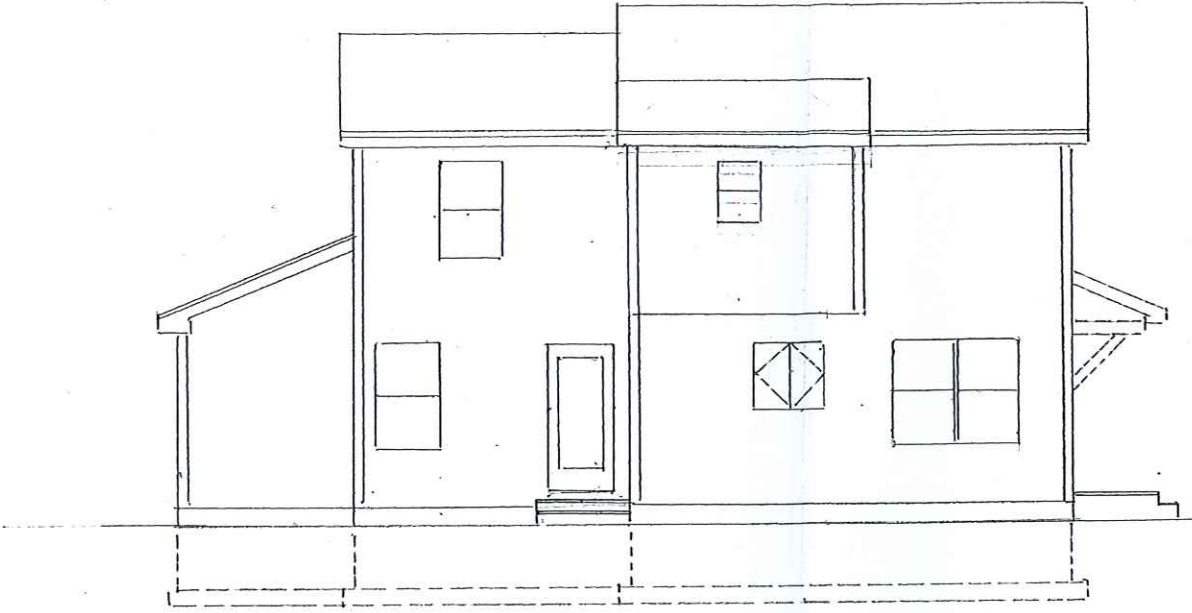
Please Note: You or a representative must attend the Inland Wetlands meeting to present your application.

REVISIONS	BY

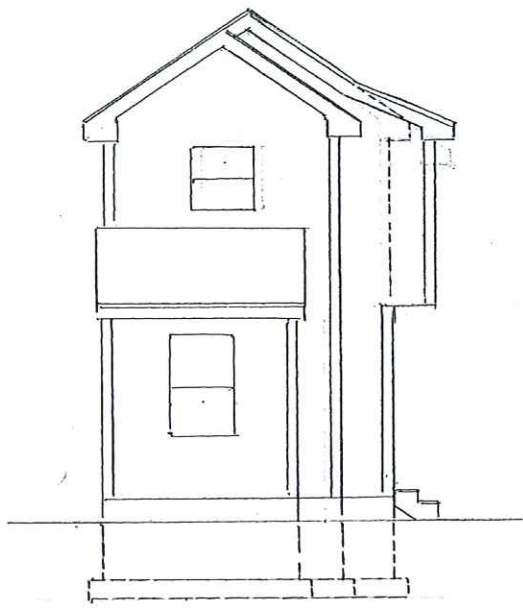
GM DESIGNS
 Architectural Services
 38 Heron Dr. Somers, CT 06071
 (860)597-1744
 Gmdesigns38@hotmail.com



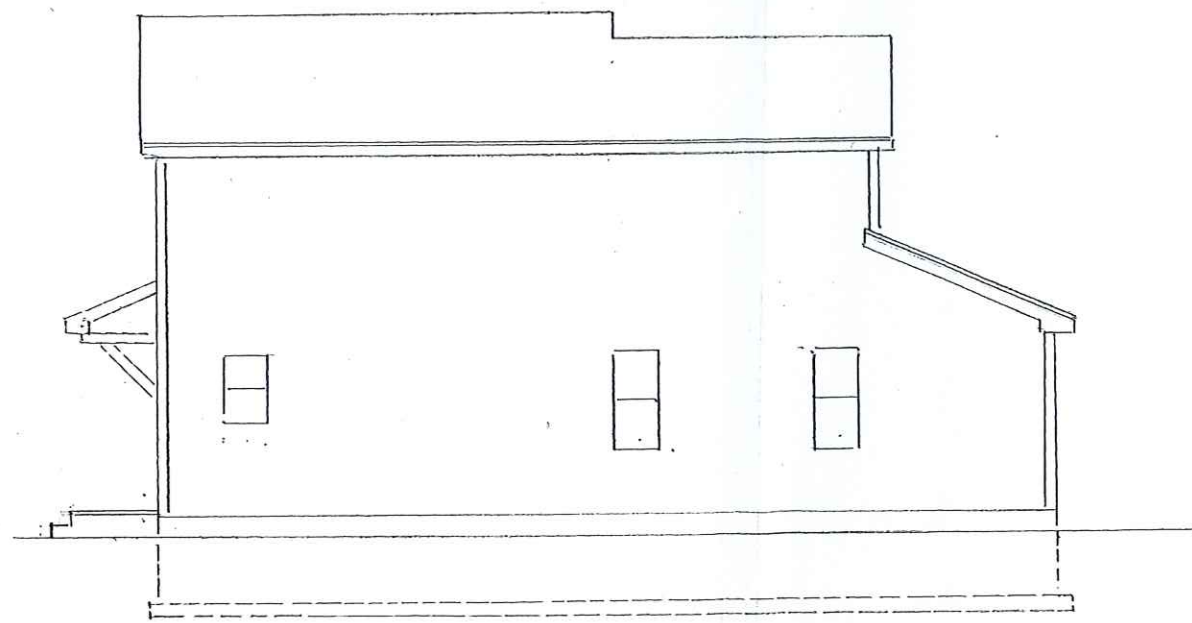
FRONT ELEVATION
 SCALE: 1/4"=1'-0" 947 SF



LEFT ELEVATION
 SCALE: 1/4"=1'-0"



REAR ELEVATION
 SCALE: 1/4"=1'-0"



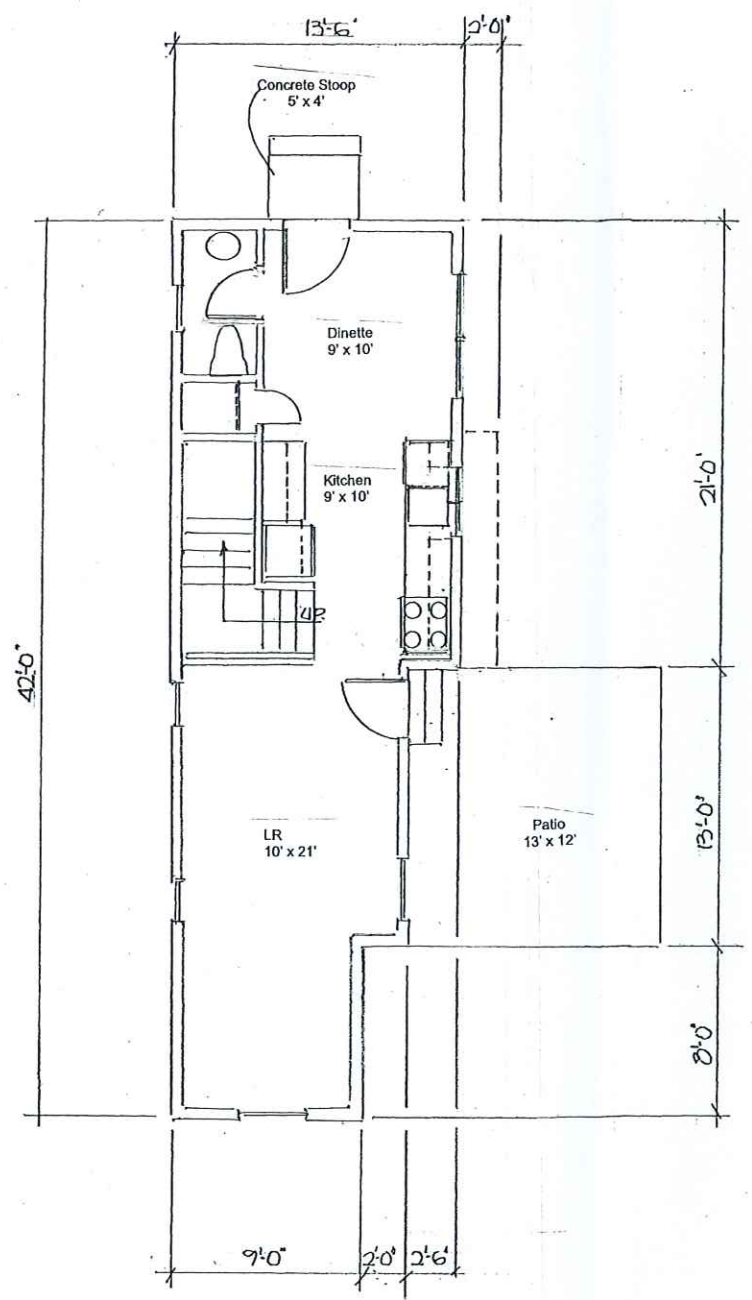
RIGHT ELEVATION
 SCALE: 1/4"=1'-0"

EAST HAMPTON, CT

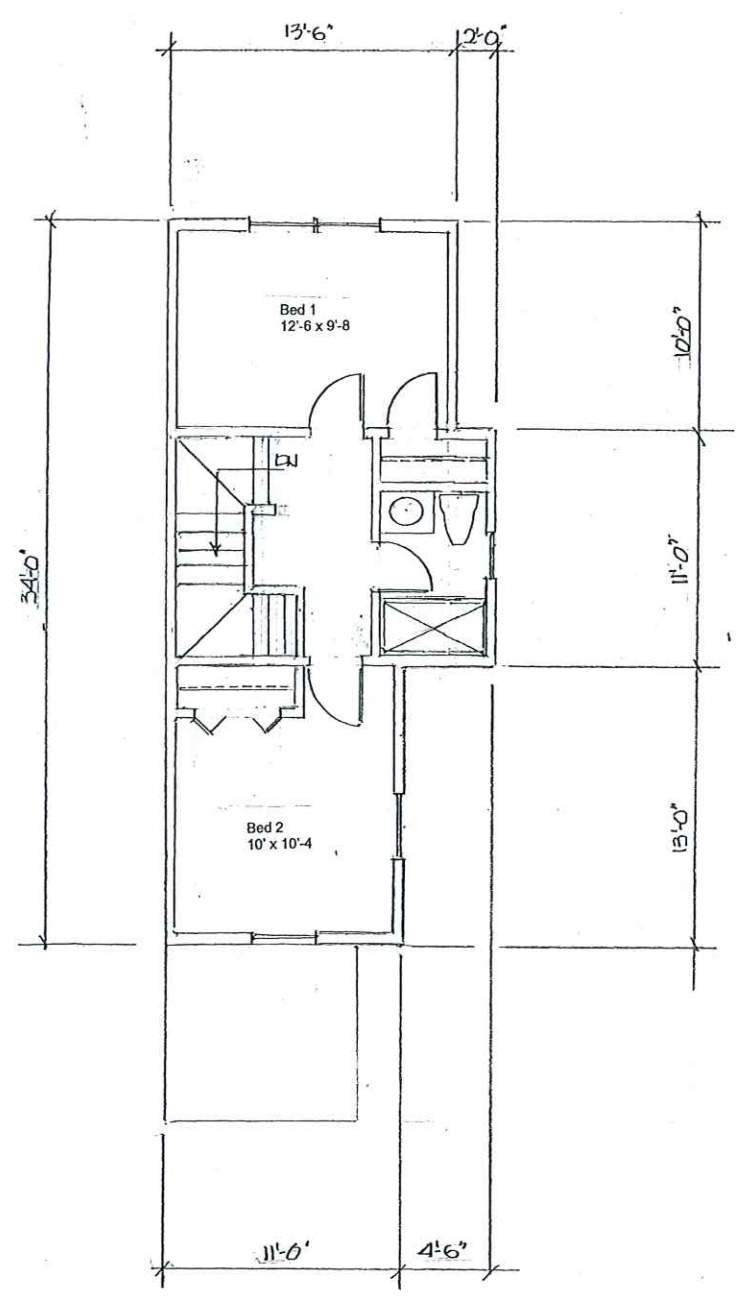
Date	12-11-2020
Scale	1/4"=1'-0"
Drawn	
Job	
Sheet	1
Of	Sheets

REVISIONS	BY

GM DESIGNS
 Architectural Services
 38 Heron Dr. Somers, CT 06071
 (860)597-1744
 Gmdesigns38@hotmail.com



FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0" 498.5 SF



SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0" 448.5 SF

EAST HAMPTON, CT

Date	12-11-2020
Scale	1/4"=1'-0"
Drawn	
Job	
Sheet	2
Of	2 Sheets

Narrative

The purpose of this application is to propose construction of a single family residence on a building lot established in 1949. The neighborhood has been developed at moderate density around this vacant lot. The applicant will comply with zone standards as well as inland wetlands regulations and utilize best management practices to control erosion and sedimentation during construction and to manage stormwater over the long term. Sewer connection has been deemed feasible by the East Hampton WPCA. A well is proposed. Public water supply is not available.

(1.) Prevent or Minimize Pollution or other Environmental Damage

To minimize environmental impact the following are proposed. Connection to the municipal sewer system, as is typical in the neighborhood, is proposed. During construction silt fencing is proposed. To control runoff in the Lake Pocotopaug overlay district, specifically with regard to the unnamed brook across the street, stormwater from the structure will be directed to double infiltration galleries sized to receive the runoff. To limit impervious cover pervious pavers are proposed for the driveway and for the patio. Disturbed soil areas will be stabilized within two days of disturbance.

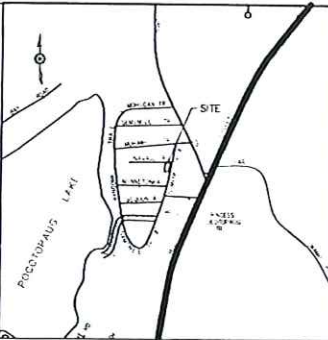
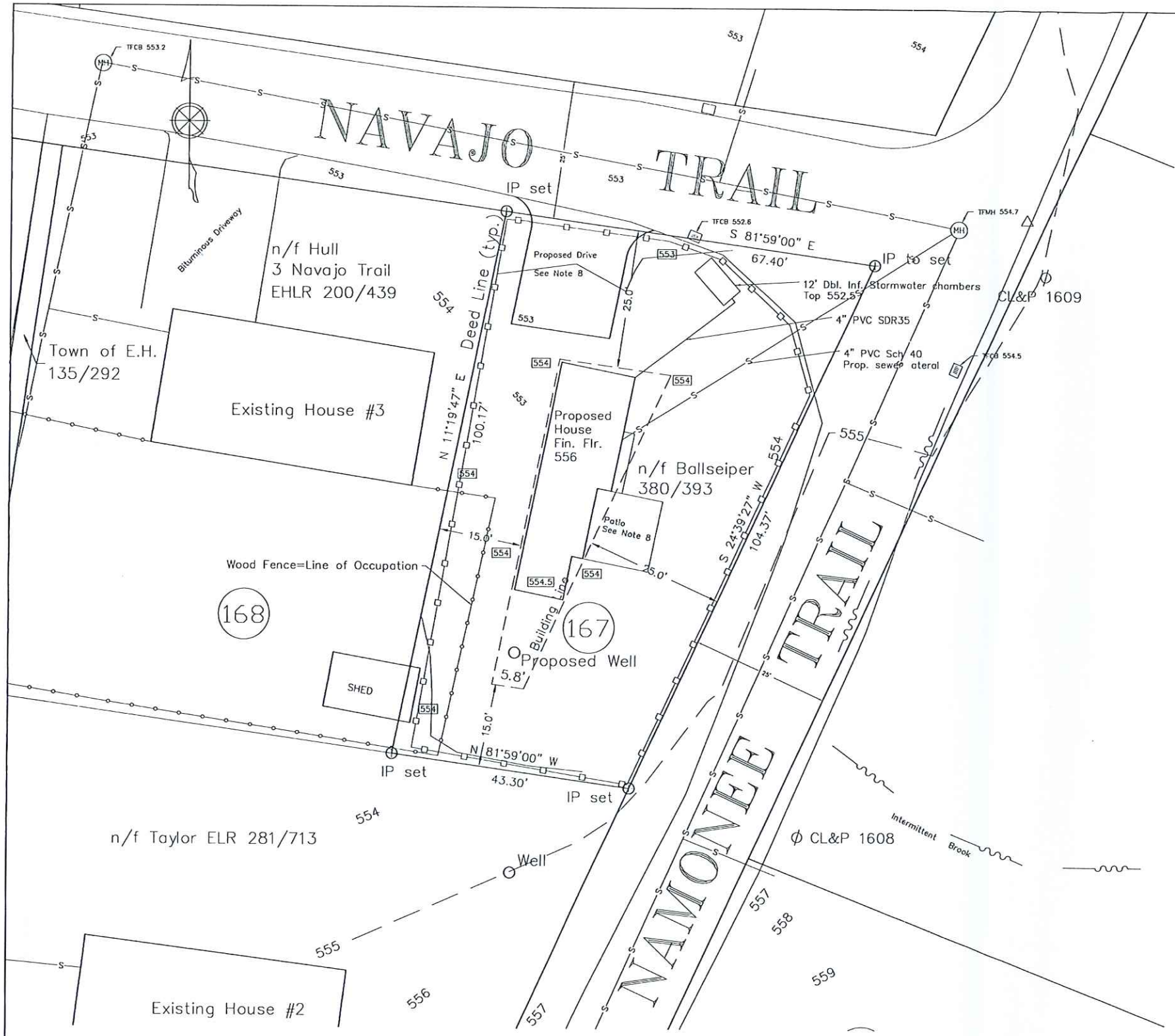
(2.) Maintain or Enhance Existing Environmental Quality

No impact to wetlands will result from the proposed activity. The road bed of Navajo Trail largely insulates the lot from impact on the unnamed brook across the street. Permanent stormwater measures and pervious paving control impact from runoff.

(3.) Restore, Enhance, Create Productive Wetlands or Watercourses

No activity in a wetland or watercourse is proposed. Protective measures in the 200-foot upland review zone are noted in (1.) above.

- (a.) The sequence of construction operations are shown on the site plan. Construction will occur in a single phase.
- (b.) Drainage computations for infiltration gallery sizing are noted on the site plan.
- (c.) The unnamed brook across the street is shown on the site plan with flow arrows.
- (d.) The construction sequence is noted on the site plan. Construction will occur in a single phase. The Lake Pocotopaug overlay district prohibits construction from October 1st to May 30th. Construction must be completed before the October 1st closure.
- (e.) Pictures are provided.
- (6.) House size and impervious surfaces are minimized. The only lesser activity alternative is the “no build” option.

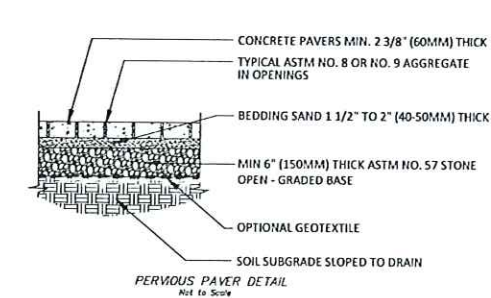
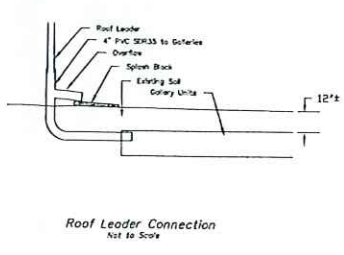
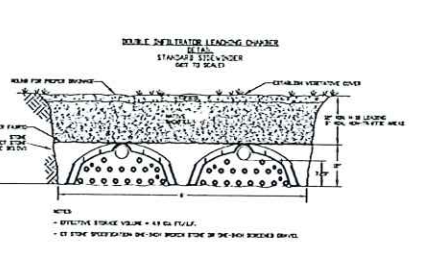
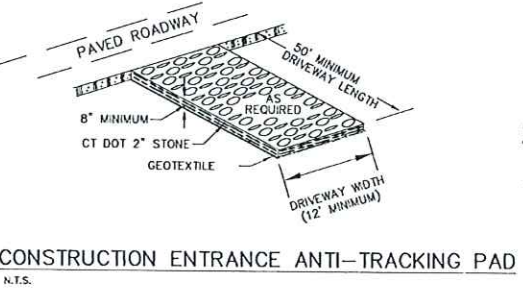
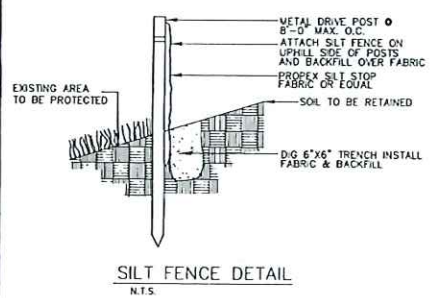


- NOTES**
- Assessor's Map 09A/74/167, Area 5535 s.f., 0.13 ac., Zone R-1, Deed Reference EHLR 380/393
 - REFERENCE MAPS**
 - Princess Pocotopaug, Scale 1"=50', Approved April 30, 1949, by P.A. Merion
 - Map Showing Layout of Roads of Princess Pocotopaug Development, Located on Lake Pocotopaug, Town of East Hampton, Connecticut, Date June 1955, Scale 1"=50', by Philip A. Merion
 - Zoning Location Survey, Property of Donald Ballsieper, Navajo Trail & Namonee Trail, East Hampton, Conn., Scale 1"=20', Date Jan. 27, 2020, by Waldo Assoc. LLC
 - Vertical datum is NAVD 1988 referenced to CGS BM 1779.
 - House will not have a cellar.
 - Entire parcel is classified as 273C Urban land-Charlton-Chatfield complex, rocky, 3 to 15 percent slopes by the USDA NRCS Web Soil Survey.
 - Property is designated Area of Minimal Flood Hazard on Flood Insurance Rate Map 09007C0155G Dated 8/28/2008.
 - Entire lot to be filled. Average depth of fill <1'. Approximate volume of fill <200 cu.yd.
 - Driveway and Patio shall be constructed with pervious pavers.
 - Sewer locations from asbuilt drawings provided by East Hampton WPCA.

- CONSTRUCTION SEQUENCE**
- Notify Town of intention to proceed.
 - Install silt fence and construction entrance. Construction entrance to be in same location as proposed paver drive.
 - Clear and grub site.
 - Place fill as necessary.
 - Excavate for and construct house.
 - Install well and stormwater galleries.
 - Finish grade site; install pervious paver driveway.
 - Spread topsoil and seed. Install other landscaping.
 - Remove silt fence when area is stabilized.
- STORMWATER TREATMENT:**
 Use Double Infiltrator galleries to infiltrate roof runoff.
 Area: 531 s.f., c=0.9, V=531x0.9x1/12=40 cu.ft.
 Use Double Infiltrators @ 4.9 cu.ft./ft.
 40 cu.ft./4.9 cu.ft./ft.=8.1 ft. required.
 Use 3'-48" units
 Connect roof leaders to infiltrator units as shown in detail.
 Driveway will be surfaced with pervious pavers

ZONING CHART
Zone R-1, Sewer

Lot Area	Required 20,000 s.f.	Existing 5535 s.f.	Proposed 5535 s.f.
Lot Width	125'		
Lot Depth	100'	100'	100'
Lot Frontage	100'	171.77'	171.77'
Building Height	30'	n/a	<30'
Lot Coverage	20%	n/a	9.0%
Front Setback	25'	n/a	25.5'
Side Setback	15'	n/a	15.5'
Rear Setback	25'	n/a	n/a corner lot



- LEGEND**
- ☐ Catch Basin
 - ⊙ Manhole
 - Wood fence
 - Silt fence
 - ⊕ Utility pole
 - 554 Proposed Grade
 - Sewer line

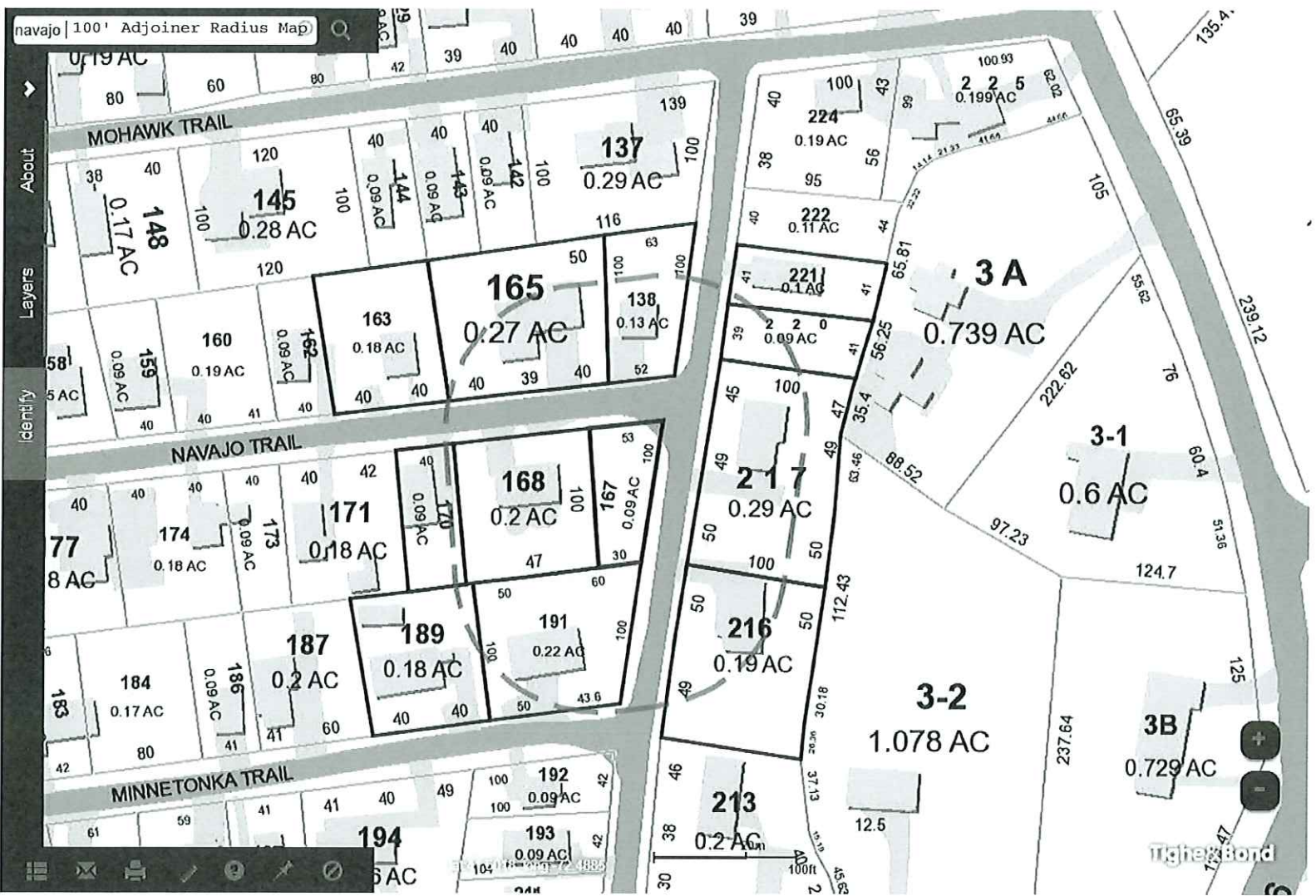
SITE PLAN ~ PROPERTY OF DONALD BALLSIEPER, NAVAJO TRAIL & NAMONEE TRAIL

EAST HAMPTON, CONN.

WALDO & ASSOCIATES LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
89 State St., Guilford, Conn. 06437 Phone 203 453 4386

Date	April 27, 2020	Scale	1"=10'	Checked	
Revised	Dec. 15, 2020			Drawn	M.Y.
	Dec. 23, 2020 sewer			Fld Bk	539
Job #	3777				





100' Adjoiners, "Navajo Trail", Property n/f Balseiper

MBL	Property	Ac.	Owner	Mailing Address	City	State	Zip
09A-74-167	Navajo Trail	0.09	Donald Ballsieper	585 Nutmeg Rd. North	South Windor	CT	06074
09A-74-168	3 Navajo Trail	0.20	Michael S. & Sharon S. Hull	3 Navajo Trail	East Hampton	CT	06424
09A-74-170	Navajo Trail	0.09	Town of East Hampton	20 East High Street	East Hampton	CT	06424
09A-74-189	4 Minnetonka Trail	0.18	Tammy & Francis Dipace	4 Minnetonka Trail	East Hampton	CT	06424
09A-74-191	2 Minnetonka Trail	0.22	Kipp G. & Eileen S. Taylor	2 Minnetonka Trail	East Hampton	CT	06424
09A-74-216	30 Namonee Trail	0.19	Benalex LLC	228 Old West High Street	East Hampton	CT	06424
09A-74-217	32 Namonee Trail	0.29	Carole E. Buongirno	184 Cook Hill Road	Wallingford	CT	06492
09A-75-220	34 Namonee Trail	0.09	Town of East Hampton	20 East Main Street	East Hampton	CT	06424
09A-75-221	36 Namonee Trail	0.10	George & Deborah Routhier	17 Overlook Road	East Hampton	CT	06424
09A-74-138	2 Navajo Trail	0.13	David V. & Judith Bobbi	59 Wangonk Trail	East Hampton	CT	06424
09A-74-165	4 Navajo Trail	0.27	Duane Kelly	4 Navajo Trail	East Hampton	CT	06424
09A-74-163	8 Navajo Trail	0.18	Nancy A. Zimmer, Trustee	27 Staeth Road	East Hampton	CT	06424

"Navajo Trail" - Winter View
4/20/2016

4/20/16

Google Earth

Imagery Date: 4/20/2016 41°36'03.14" N 72°29'22.13" W elev 562 ft eye alt 846 ft

1990



© Vexcel Imaging
United States, CT, Middlesex
Co., Lake Pocotopaug



Labels



Approximate
Wetland Area



Feedback

25 feet 10 m

Vexcel Imaging

Navajo Trail

Navajo Trail

Namonee Trail

Minnetonka Trail

Namonee Trail

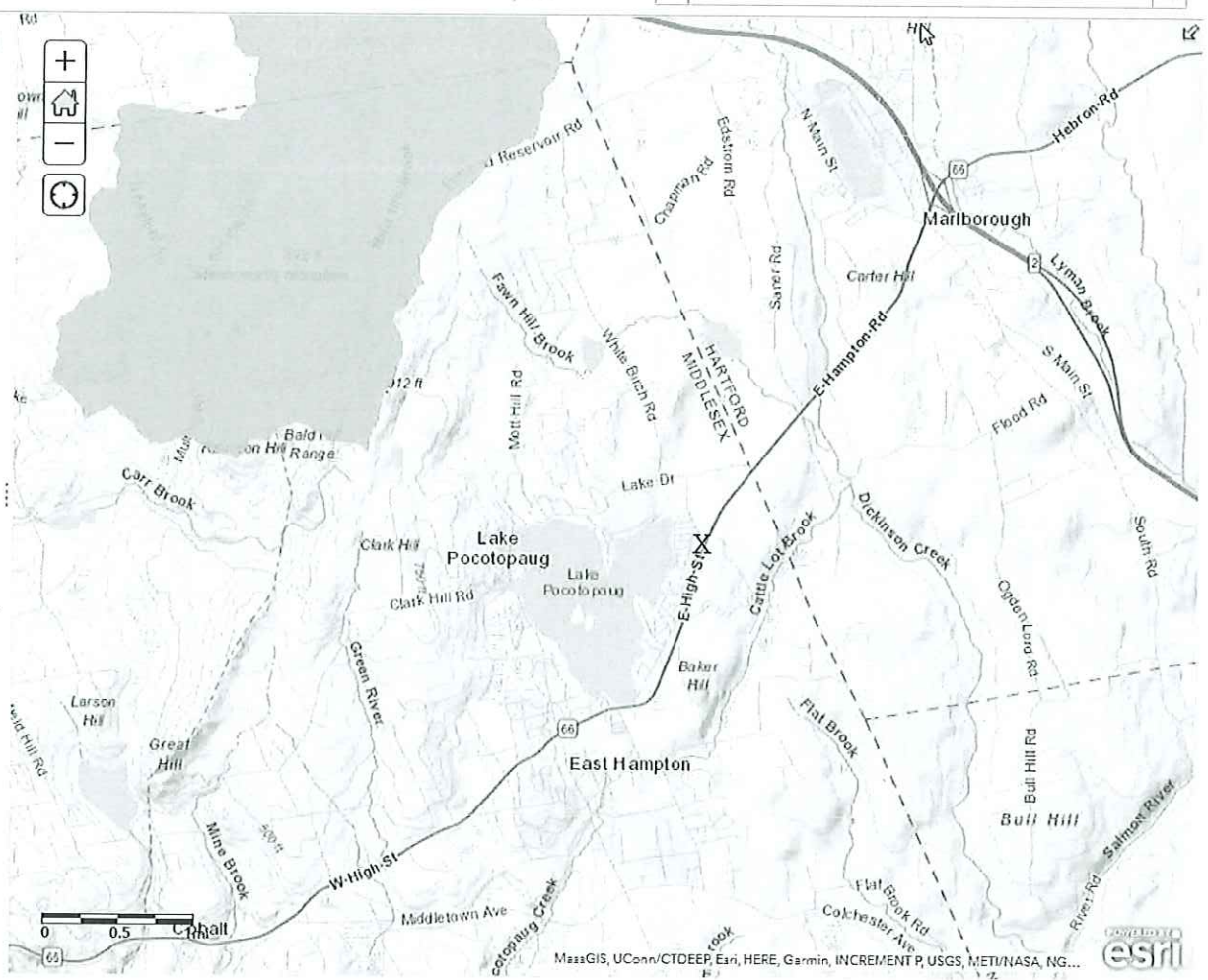


Legend

- Drinking Water Watersheds
- Aquifer Protection Areas
- ESA Changes

X = Navajo Trail

Site does not appear to be in a Drinking Water Watershed.



Detail: Connecticut Aquifer Protection Areas Map, East Hampton

