



Office Use Only

Project# 1W-23-022

Address: 63 Spellman

MBL: 09A/70A/35

INLAND WETLANDS & WATERCOURSES AGENCY
TOWN OF EAST HAMPTON

RECEIVED
OCT 11 2023
TIME Walkin

Minimum Requirements for Submission of Application to Inland Wetlands and Watercourses Agency

This form must be submitted with your application

Please check all that are being submitted:

- Completed Application Form (4 Pages)
 - Fee Paid
 - Site Plan (Showing project location, extent of wetlands, dimensions, etc) – PDF & 4 Copies of 11 x 17s
 - PDF & 4 Copies Project Narrative – PDF & 4 Copies of 11 x 17s
 - Soils Report (As Required)
 - Stormwater Report (As Required)
 - Completed Application Checklist (Page 3 of Application)
 - Schedule a Site Visit with Planning & Zoning Official at time of Application
- Date of Site Visit: _____

I certify that this application is complete:

Signature of Applicant:  Date: 9/28/23

The Agency reserves the right to add additional requirements in accordance with the Regulations.
Only Complete Application Packages Will Be Accepted

Office Use Only		
Fee Paid <u>YES</u>	Date Approved _____	Permit Number <u>1W-23-022</u>
Public Hearing: YES NO	Agent Approval: YES NO	

**TOWN OF EAST HAMPTON
INLAND WETLANDS & WATERCOURSES AGENCY**

Date: 9/28/23

1. Name of Applicant* Ryan Hurlburt Email: Ryan.Hurlburt@homevestors.com
 Phone Numbers: Home _____, Business _____, Cell 860-480-5712
 Home Address: Street 63 spellman point road 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): _____ 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: Ryan Hurlburt, Signature: _____, Date: 9/28/23

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

4. Site Location and Description: Assessor's Map 09A, Block 70A, Lot 35
 Address: Street 63 Spellman point road 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: 0 1640 SF acres or sq. ft. (Area within 100' of wetland)
TOTAL AREA OF DISTURBANCE 0 acres or sq. ft.

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

The property contains (circle one or more) WETLANDS, BROOK, RIVER, INTERMITTANT STREAM, VERNAL POOL, SWAMP, OTHER Lake

Description of soil types on site: _____
 Description of wetland vegetation: _____

Name of Soil Scientist and date of survey: _____

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.

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 _____ 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): _____
Phone Numbers: Home _____, Business _____
Cell _____ Address: Street _____ Town _____
State/Zip _____

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

If yes, explain _____

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

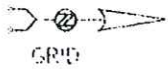
(Proof of notification must be submitted with your application.)

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: Ryan Lambert, Signature: [Signature], Date: 9/28/23

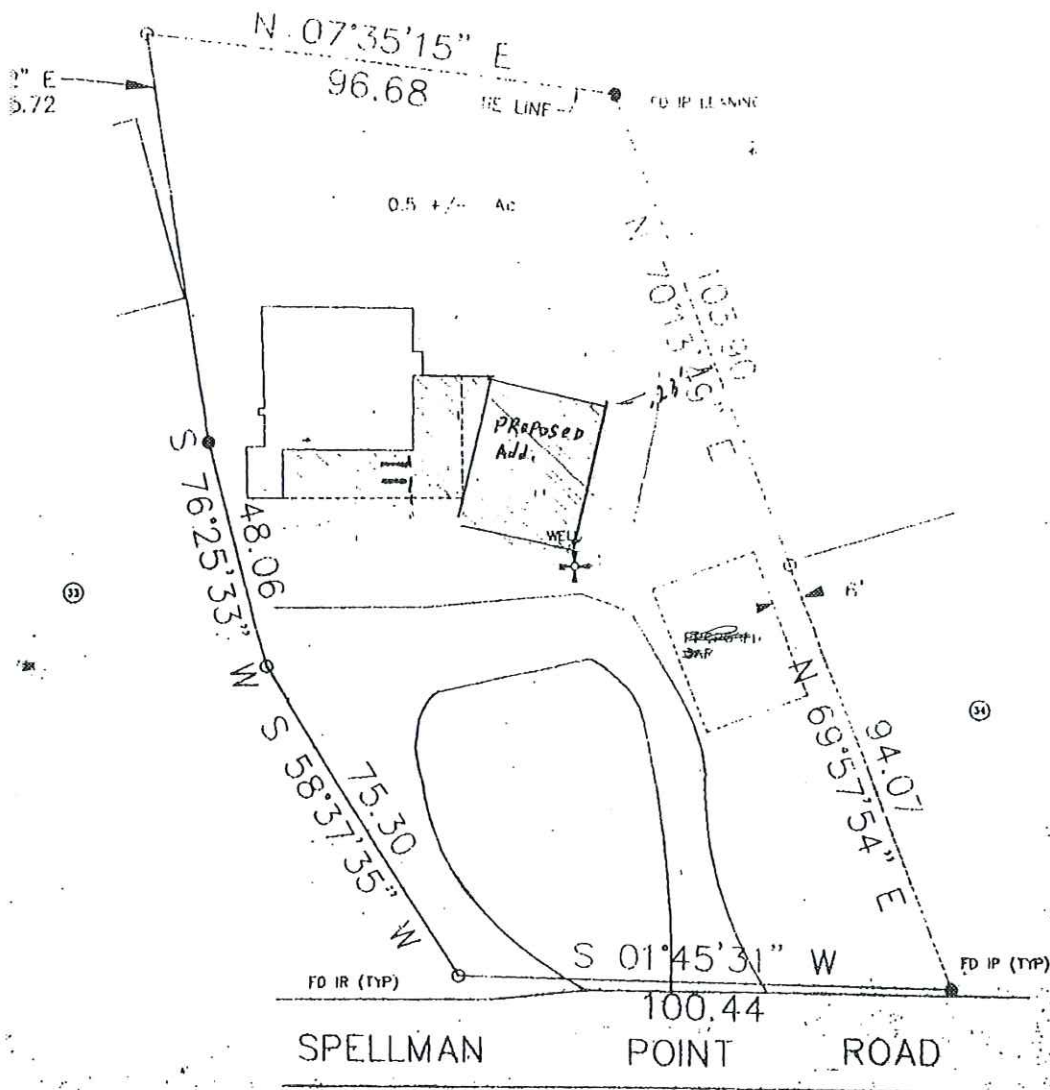
Please Note: You or a representative must attend the Inland Wetlands meeting to present your application.



LAKE POCONOPLAUG

MAP REFERENCES
 - THIS MAP PREPARED FOR
 CHARLES YENNER
 111 VAN FORT ROAD
 EAST HAMPTON, CONN.
 DATE: DECEMBER 13, 1997
 SCALE: 1"=20'
 BY: ERIC RICH M. HAYES

POCONOPLAUG COMMUNITY CORP.
 EAST HAMPTON, CONN.
 SCALE: 1"=100'
 DATE OF SURVEY: JULY 20, 1925
 CORRECTED TO JUNE 10, 1926



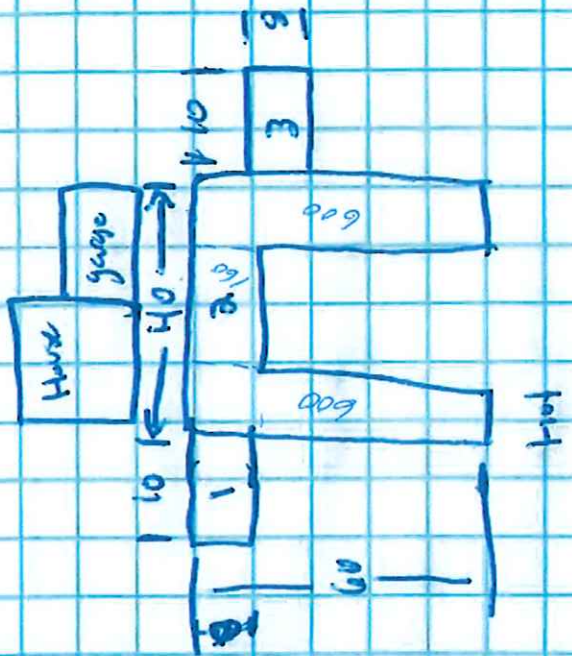
BY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE
 STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE
 STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED DECEMBER 10, 1975 AS
 THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC.

Eric R. M. Hayes

SURVEY MAP
 PROPOSED ADDITION AND GAR



63 Spelmin Point Road



1	80	soft	✓
2	1480	soft	$60 \times 60 = 1360$
3	80	soft	80 ✓
		<u>1640</u>	soft

From: [Ryan D. Hurlburt](#)
To: [pbz-counter](#)
Subject: Re: 63 Spellman IWWA
Date: Wednesday, October 11, 2023 10:16:02 AM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Remember to hover over any links and if you suspect the email is not legitimate or a phishing email, please contact Tom McMahon at x3363.

Compacted stone (if that makes any difference).

Best,



Ryan Hurlburt

Managing Partner
Landmark Realty Group
HomeVestors of America, Inc.

p: 860.480.5712

a: 1880 Silas Deane Highway, Suite 206, Rocky Hill, CT 06067

w: WeBuyUglyHouses.com e: Ryan.Hurlburt@homevestors.com



From: pbz-counter <pbz-counter@easthamptonct.gov>
Date: Wednesday, October 11, 2023 at 9:21 AM
To: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Subject: 63 Spellman IWWA

Good Morning,

I am verifying your description for your proposed project driveway:

The current driveway is crushed stone and the plan is to pave driveway with asphalt. Driveway dimension will remain the same.

Cheryl

Office Technician/Building & Land Use

1 Community Drive
East Hampton, CT 06424
Tel: 860-267-9601

Hours: Mon, Wed, Thurs 8:00 am – 4:00 pm
Tues 8:00 am -6:30 pm
Friday 8:00 am – 12:30 pm

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From: [pbz-counter](#)
To: [Ryan D. Hurlburt](#)
Subject: 63 Spellman IWWA
Date: Thursday, November 16, 2023 11:03:00 AM
Attachments: [Survey.pdf](#)

The Commission reviewed your application and continued it to the next regularly scheduled meeting December 20, 2023. A few items they discussed and would like addressed:

A written description of the current driveway – dirt, stone, etc

A written description of what is proposed – asphalt?

Erosion and sedimentation controls during construction - what kind and where.

How will you control water runoff from the driveway?

The Commission would like you or a representative to discuss at the next meeting. The meeting is in person or via ZOOM. Typically some Commission Members are in person and the rest are on ZOOM.

I have provided a survey in your property file that may help.

Thank you and have a great day.

Cheryl Guiliano

Office Technician/Building & Land Use

1 Community Drive

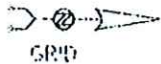
East Hampton, CT 06424

Tel: 860-267-9601

Hours: Mon, Wed, Thurs 8:00 am – 4:00 pm

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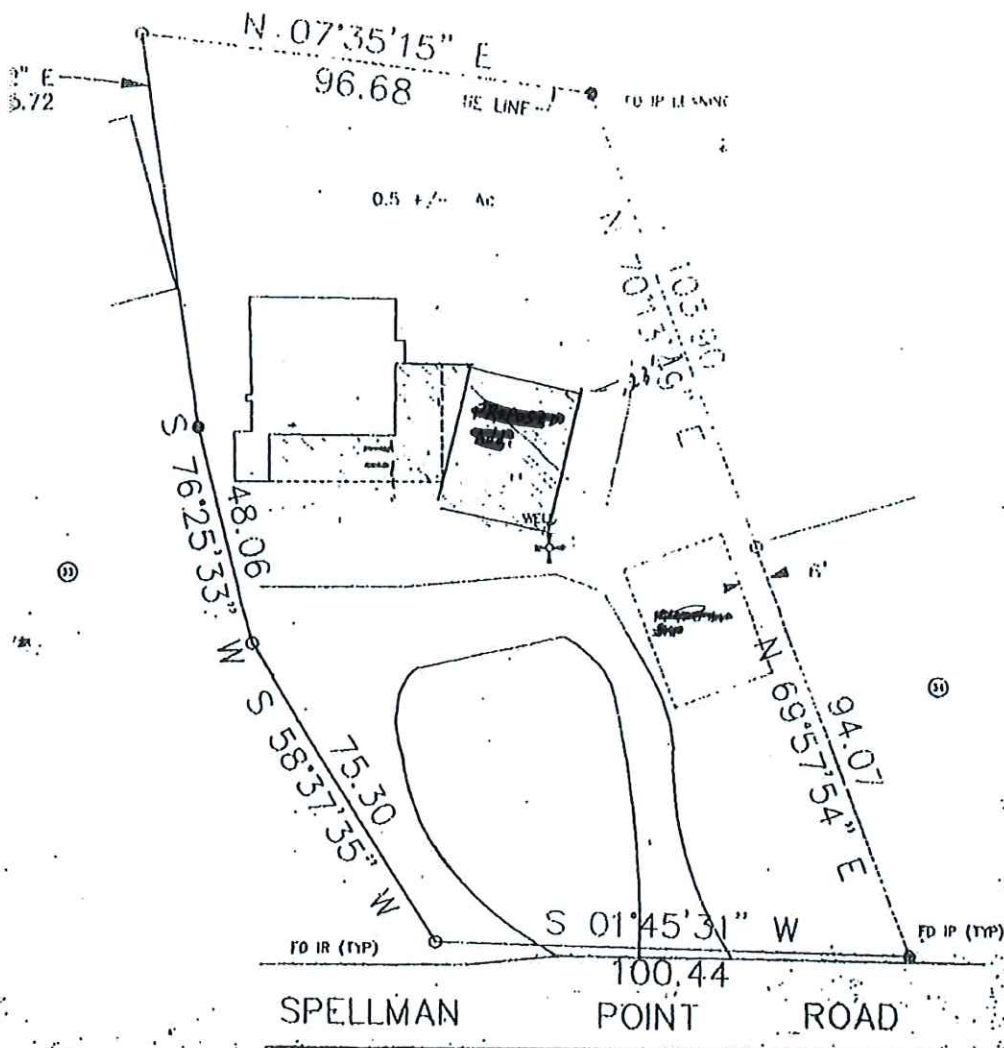
Friday 8:00 am – 12:30 pm



1481 POCOTOPAUG

MAP SERVICES
MAP PREPARED FOR
THOMAS YENNER
DELMAN POINT ROAD
EAST HAMPTON, CONN.
DATE: DECEMBER 13, 1997
SCALE: 1"=20'
BY: ERIC RICH M. HAYES

POCOTOPAUG COMMUNITY CORP
EAST HAMPTON, CONN.
SCALE: 1"=100'
DATE OF SURVEY: JULY 20, 1925
CORRECTED TO JUNE 10, 1926



Y THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE
STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE
STDS. OF ACCURACY OF SURVEYS AND MAPS ADOPTED DECEMBER 10, 1975 AS
THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS' INC.

SURVEY MAP
PROPOSED ADDITION AND GAR

From: [pbz-counter](#)
To: [Ryan D. Hurlburt](#); [Town Planner](#)
Cc: [Timothy L. Faucher](#)
Subject: RE: 63 Spellman IWWA
Date: Thursday, January 18, 2024 3:14:00 PM
Attachments: [7B. App.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[image009.png](#)

See attached application page 6.

Cheryl

From: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Sent: Thursday, January 18, 2024 2:57 PM
To: Town Planner <planner@easthamptonct.gov>; pbz-counter <pbz-counter@easthamptonct.gov>
Cc: Timothy L. Faucher <tim.faucher@homevestors.com>
Subject: Re: 63 Spellman IWWA

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The estimate for the proposed paved area and square footage was submitted already. Do you know if that copy is on file?

Get [Outlook for iOS](#)

From: Town Planner <planner@easthamptonct.gov>
Sent: Thursday, January 18, 2024 2:28:03 PM
To: pbz-counter <pbz-counter@easthamptonct.gov>; Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Cc: Timothy L. Faucher <tim.faucher@homevestors.com>
Subject: RE: 63 Spellman IWWA

I think the key is to identify the difference in impervious area between existing conditions (compacted dirt/gravel driveway) and proposed conditions (paved asphalt driveway). This should be just a little bit of math – do you have an estimate of what the area to be paved is?

The other part would be to demonstrate – possibly the photos are sufficient – that the current driveway is effectively impervious, so that going from gravel to asphalt changes nothing, hydraulically.

-John

John Guskowski, AICP, CZEO
Interim Town Planner
East Hampton, CT
860-455-8251

From: pbz-counter <pbz-counter@easthamptonct.gov>
Sent: Thursday, January 18, 2024 1:46 PM
To: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>; Town Planner <planner@easthamptonct.gov>
Cc: Timothy L. Faucher <tim.faucher@homevestors.com>
Subject: RE: 63 Spellman IWWA

I am not sure maybe John can answer that question.

Cheryl

From: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Sent: Thursday, January 18, 2024 8:30 AM
To: pbz-counter <pbz-counter@easthamptonct.gov>; Town Planner <planner@easthamptonct.gov>
Cc: Timothy L. Faucher <tim.faucher@homevestors.com>
Subject: Re: 63 Spellman IWWA

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How do you want water Runoff calculated?

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From: pbz-counter <pbz-counter@easthamptonct.gov>
Sent: Thursday, January 18, 2024 8:12:04 AM
To: Town Planner <planner@easthamptonct.gov>; Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Cc: Timothy L. Faucher <tim.faucher@homevestors.com>
Subject: RE: 63 Spellman IWWA

Good Morning,

My notes indicate the Commission asked for calculations for water run off and grading. Do you or will you have them for the meeting?

Cheryl

From: Town Planner <planner@easthamptonct.gov>
Sent: Wednesday, January 17, 2024 4:19 PM
To: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>; pbz-counter <pbz-counter@easthamptonct.gov>
Cc: Timothy L. Faucher <tim.faucher@homevestors.com>
Subject: RE: 63 Spellman IWWA

Hi Ryan-

Could you also mark up the site plan/property map showing the proposed location of the silt fence? Ideally, it would be placed down-slope (to the water side) of the driveway during the construction phase.

Thanks.

-John

John Guskowski, AICP, CZEO
Interim Town Planner
East Hampton, CT
860-455-8251

From: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Sent: Wednesday, January 17, 2024 1:29 PM
To: Town Planner <planner@easthamptonct.gov>; pbz-counter <pbz-counter@easthamptonct.gov>
Cc: Timothy L. Faucher <tim.faucher@homevestors.com>
Subject: Re: 63 Spellman IWWA

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John,

Thank you for taking my call today. As discussed, please find the following:

- We will use a sill fence when we install the driveway
- Pictures of the existing hard packed crushed stone below
- Material we will be using for the driveway is asphalt

Let me know if there are any additional questions or anything else I can provide.









Best,



Ryan Hurlburt

Managing Partner
Landmark Realty Group
HomeVestors of America, Inc.

p: 860.480.5712

a: 1880 Silas Deane Highway, Suite 206, Rocky Hill, CT 06067

w: WeBuyUglyHouses.com **e:** Ryan.Hurlburt@homevestors.com



From: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Date: Tuesday, January 16, 2024 at 3:31 PM
To: Town Planner <planner@easthamptonct.gov>, pbz-counter <pbz-counter@easthamptonct.gov>
Subject: Re: 63 Spellman IWWA

Ok. Ill call you tomorrow at 11am.

Best,



Ryan Hurlburt

Managing Partner
Landmark Realty Group
HomeVestors of America, Inc.

p: 860.480.5712

a: 1880 Silas Deane Highway, Suite 206, Rocky Hill, CT 06067

w: WeBuyUglyHouses.com e: Ryan.Hurlburt@homevestors.com



From: Town Planner <planner@easthamptonct.gov>
Date: Tuesday, January 16, 2024 at 12:57 PM
To: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>, pbz-counter <pbz-counter@easthamptonct.gov>
Subject: RE: 63 Spellman IWWA

Sometime between 9-11 would work for me.

-John

John Guskowski, AICP, CZEO
Interim Town Planner
East Hampton, CT
860-455-8251

From: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>

Sent: Tuesday, January 16, 2024 12:37 PM

To: Town Planner <planner@easthamptonct.gov>; pbz-counter <pbz-counter@easthamptonct.gov>

Subject: Re: 63 Spellman IWWA

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Phone call would probably work. Whats your schedule like?

Best,



Ryan Hurlburt

Managing Partner

Landmark Realty Group

HomeVestors of America, Inc.

p: 860.480.5712

a: 1880 Silas Deane Highway, Suite 206, Rocky Hill, CT 06067

w: WeBuyUglyHouses.com e: Ryan.Hurlburt@homevestors.com



From: Town Planner <planner@easthamptonct.gov>

Date: Thursday, January 11, 2024 at 12:38 PM

To: pbz-counter <pbz-counter@easthamptonct.gov>, Ryan D. Hurlburt

<ryan.hurlburt@homevestors.com>

Subject: RE: 63 Spellman IWWA

Hi Ryan –

If you'd like to sit down in person, I'll be in town next week Wednesday, Jan. 17th in the morning and could meet. If you'd just need a phone call or zoom, I'm more flexible.

-John

John Guskowski, AICP, CZEO
Interim Town Planner
East Hampton, CT

860-455-8251

From: pbz-counter <pbz-counter@easthamptonct.gov>
Sent: Thursday, January 11, 2024 12:37 PM
To: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Cc: Town Planner <planner@easthamptonct.gov>
Subject: RE: 63 Spellman IWWA

Good Afternoon John,

Ryan would like to set up a meeting with you to discuss 63 Spellman Point Road driveway application with IWWA.

Cheryl

From: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Sent: Thursday, January 11, 2024 12:23 PM
To: pbz-counter <pbz-counter@easthamptonct.gov>
Subject: Fwd: 63 Spellman IWWA

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Hey Cheryl, trying to set up a meeting with John for the driveway on 63 Spellman Point Rd. Please let me know what his availability is.

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From: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Sent: Thursday, January 11, 2024 12:21:55 PM
To: planner@easthamptonct.gov <planner@easthamptonct.gov>
Subject: Re: 63 Spellman IWWA

John,

Do you have any availability to talk about the driveway proposal on 63 spellman point road?

Get [Outlook for iOS](#)

From: pbz-counter <pbz-counter@easthamptonct.gov>
Sent: Thursday, November 16, 2023 11:03:04 AM
To: Ryan D. Hurlburt <ryan.hurlburt@homevestors.com>
Subject: 63 Spellman IWWA

The Commission reviewed your application and continued it to the next regularly scheduled meeting December 20, 2023. A few items they discussed and would like addressed:

A written description of the current driveway – dirt, stone, etc

A written description of what is proposed – asphalt?

Erosion and sedimentation controls during construction - what kind and where.

How will you control water runoff from the driveway?

The Commission would like you or a representative to discuss at the next meeting. The meeting is in person or via ZOOM. Typically some Commission Members are in person and the rest are on ZOOM.

I have provided a survey in your property file that may help.

Thank you and have a great day.

Cheryl Guiliano

Office Technician/Building & Land Use

1 Community Drive

East Hampton, CT 06424

Tel: 860-267-9601

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