

## Lakewood Estates, LLC

244 Middletown Avenue  
East Hampton, CT. 06424  
(860)267-6623

Town of East Hampton Connecticut  
Inland Wetlands/Watercourse Agency  
1 Community Drive  
East Hampton, CT. 06424

May 14, 2024

Dear Chairman Josh Wilson,

I was asked to expand on the information for the proposed wetland setback activity on lot number-23C. This is a lot of record and has had a separate tax bill since Lakewood Road was constructed. This parcel is completely separated from the 30 acres under zoning review. Although this lot is slightly larger than most of the lots on the street it has an irregular shape and would need more work to present to zoning for an as of right use in an R-1 zone. So, at this time we would like to remove topsoil as shown and replace it with a stone tracking pad for registered vehicles so that we may enjoy the lake.

Regards,



Wayne Rand



**Office Use Only**

Project# 1W-24-009

Address: Lakewood

MBL: 03A/44/23

## 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:*

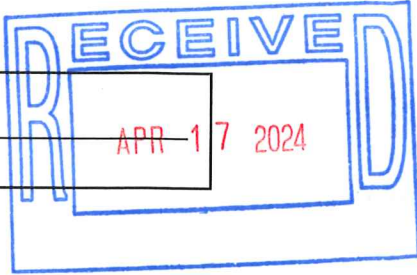
Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

The Agency reserves the right to add additional requirements in accordance with the Regulations.

***Only Complete Application Packages Will Be Accepted***

check # 107



Office Use Only  
 Fee Paid 335.00 Date Approved \_\_\_\_\_ Permit Number \_\_\_\_\_  
 Public Hearing: YES NO Agent Approval: YES NO

TOWN OF EAST HAMPTON  
 INLAND WETLANDS & WATERCOURSES AGENCY

Date: 4/16/24

1. Name of Applicant\* Lakewood Estates Email: Wayne@kardct.com  
 Phone Numbers: Home \_\_\_\_\_, Business 860-267-6623, Cell 860-782-4100  
 Home Address: Street \_\_\_\_\_ Town \_\_\_\_\_ State/Zip \_\_\_\_\_  
 Business Address: Street 244 Middle Street NE Town East Hampton State/Zip CT 06424

\* 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): Lakewood Estates Phone 860-267-6623  
 Address: Street 244 Middle Street NE Town East Hampton State/Zip CT 06424

**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: Wayne Kard, Signature: [Signature], Date: 4/16/24

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

4. Site Location and Description: Assessor's Map 63A, Block 44, Lot 123C-94  
 Address: Street Lakewood Rd 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: 1.385 6,035 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 stone If yes, how much fill is needed? 47.7 cu cubic yards

The property contains (circle one or more) stone 47.7 cu topsoil removed  
 WETLANDS, BROOK, RIVER, INTERMITTANT STREAM, VERNAL POOL, SWAMP, OTHER \_\_\_\_\_  
 Description of \_\_\_\_\_ of \_\_\_\_\_ soil types \_\_\_\_\_ on \_\_\_\_\_ site: \_\_\_\_\_  
 Description of \_\_\_\_\_ wetland \_\_\_\_\_ vegetation: \_\_\_\_\_

Name of Soil Scientist and date of survey: Jim Sippinly

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.

Wanted to PAVE Area But stone will do

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	<u>Joel Stockburger</u>	Address	<u>Lake Dr. E. Hampton, Ct. 06424</u>
Name	<u>John &amp; Nancy Szymaszek</u>	Address	<u>5 Lakewood Rd. E. Hampton, Ct. 06424</u>
Name	<u>Robert Wallace</u>	Address	<u>4 Lakewood Rd E. Hampton, Ct. 06424</u>
	<u>Robert Wallace</u>		<u>77 Lake Dr E. Hampton, Ct. 06424</u>

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): Jim Sifferly

Cell 860 334-7073 Phone Numbers: Home         , Business         

Address: Street          Town         

State/Zip         

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

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: Wayne Rand, Signature: [Signature], Date: 4/16/24

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

**SURVEY NOTES**

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300a-1 through 20-300-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996 and Revised 09-29-2018.
- This Survey conforms to Class A 2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
- Boundary determination is based upon a First Survey (see MAP REFERENCES and Record Deeds.)
- North Arrow, Bearings & Co-Ordinates refer to CT STATE PLANE COORDINATE SYSTEM (NAD 1983).
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted herein have been copied, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The site, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Elevations Are Based on NAVD 1988 Datum.

**MAP REFERENCES**

- RECORD MAP NO # 7-350.
- RECORD MAP NO # 85-23.
- RECORD MAP NO # 61-31.
- RECORD MAP NO # 73-18.
- RECORD MAP NO # 75-21.
- RECORD MAP NO # 1328.

**PROPERTY SUBJECT TO:**

- PROPERTY SUBJECT TO AN EASEMENT IN THE FAVOR OF THE CT LIGHT & POWER AS PER VOL. 65, PAGE 398.
- PROPERTY SUBJECT TO ANY RIGHTS FOR THE INSTALLATION AND MAINTENANCE OF WATER LINES AND MAINS IN FAVOR OF THE LAKEWOOD ROAD WATER COMPANY'S PER VOL. 111, PAGE 365.
- PROPERTY SUBJECT TO AN EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.



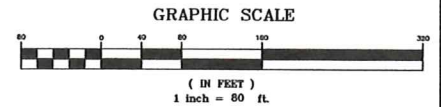
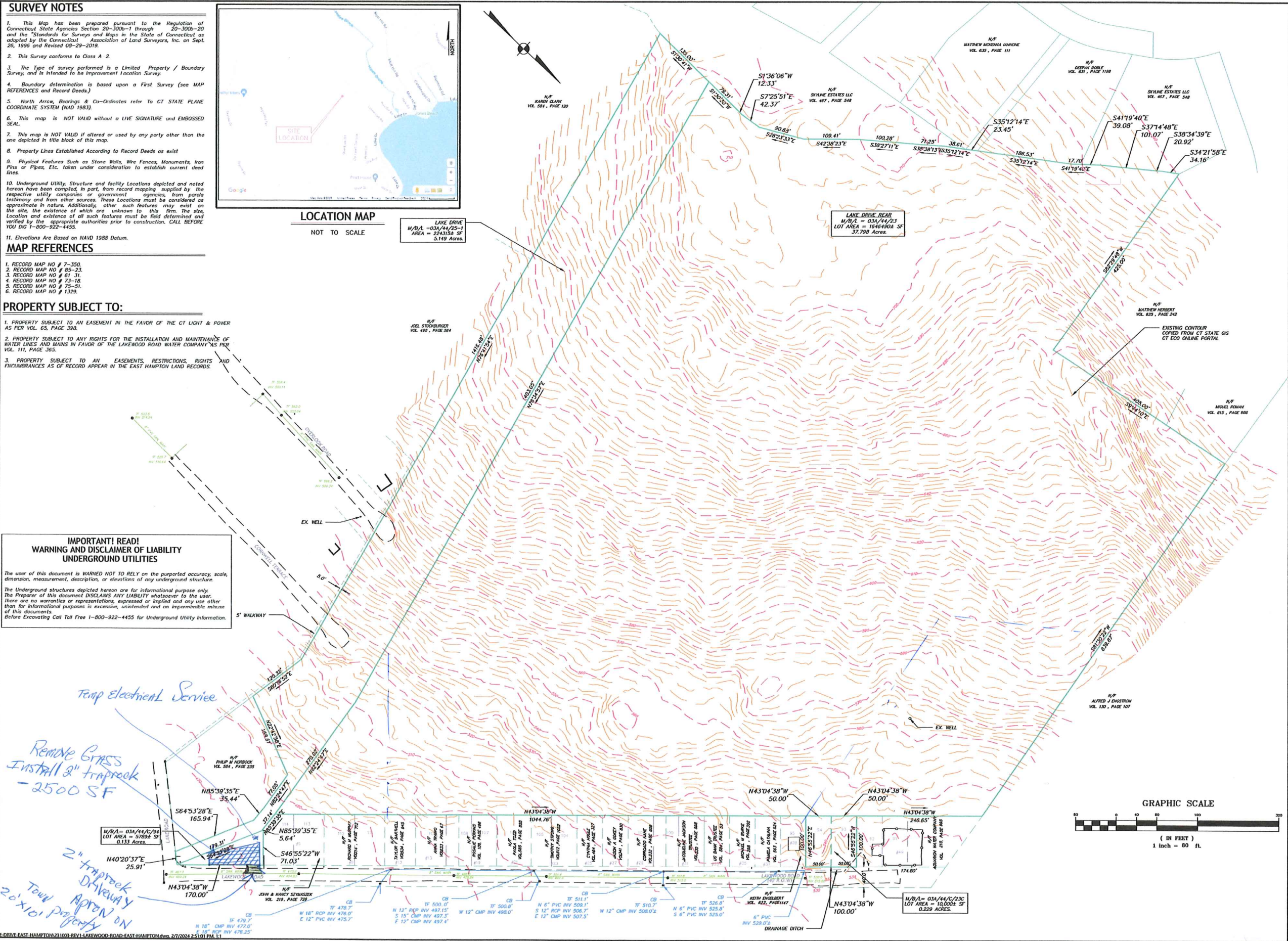
**LOCATION MAP**  
NOT TO SCALE

**LAKE DRIVE**  
M/B/L = 03A/44/25-1  
AREA = 224,158 SF  
5.149 Acres

**LAKE DRIVE REAR**  
M/B/L = 03A/44/23  
LOT AREA = 164,602 SF  
37.789 Acres

**IMPORTANT! READ!  
WARNING AND DISCLAIMER OF LIABILITY  
UNDERGROUND UTILITIES**

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure. The Underground structures depicted herein are for informational purpose only. The Proprietor of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document. Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.



PREPARED FOR  
**LAKEWOOD ESTATES LLC**  
LAKE DRIVE REAR,  
EAST HAMPTON, CT

OWNER  
**LAKEWOOD ESTATES LLC**  
LAKE DRIVE REAR,  
EAST HAMPTON, CT

NO.	DATE	DESCRIPTION



**CT LAND SURVEYING, LLC**  
SSE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING

**CT LAND SURVEYING, LLC**  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
Email: ctland2005@gmail.com

IMPROVEMENT LOCATION SURVEY  
PREPARED FOR  
**LAKEWOOD ESTATES LLC**  
LAKE DRIVE REAR,  
EAST HAMPTON, CONNECTICUT

DRAFTED: CAD  
APPROVED: J.S.  
SCALE: 1" = 80'  
PROJECT NO.: 231003  
DATE: 12/07/2023  
CAD FILE: 231003

**IMPROVEMENT LOCATION SURVEY**  
SHEET NUMBER:  
**EX-1 OF 1**