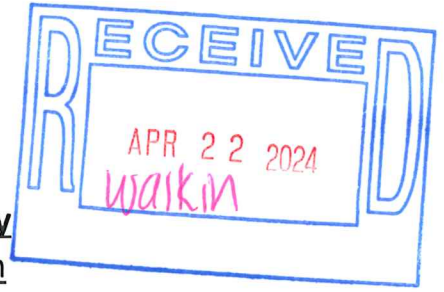




**Town of East Hampton**  
 Department of Planning & Zoning  
 20 East High Street, East Hampton, CT 06424  
 (860) 267-9601



**Inland Wetland and Watercourses Agency**  
**Timber Harvest As-of-Right Determination**

Date Received: 4/22/24

Permit Application #: IW-24-011

**Parcel Information**

Street Address of Parcel: Lakewood RD

Map 03A Block 49 Lot 23 Acreage of Property: 38.± Acreage of Harvest Area: 38.±

**Applicant**

<u>Owner</u>	<u>Primary Contact</u>
Name: <u>Lakewood Estates, LLC</u>	Name: <u>WAYNE ROWD</u>
Address: <u>244 MIDDLETOWN AVE</u>	Address: <u>244 MIDDLETOWN AVE</u>
Telephone: <u>860 267-6623</u>	Telephone: <u>860 267 6623</u>
Email: <u>Jennifer @ Rowd CI, Com</u>	Email: <u>WAYNE@ROWDCI.COM</u>
Trustee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Nature of Trust: _____	Nature of Trust: _____
_____ (Signature)	_____ (Signature)

**This Timber Harvest has been prepared by a State of Connecticut Certified:** (Check one)

Forester OR  Supervising Forest Products Harvester

Forest Practitioner Certificate#: SFPH 140 Phone #: 203 457-0204

Name: Peter Marlowe Forest Products, Inc Cell #: \_\_\_\_\_

Address: 338 DUCKHAM RD N. GURFORD CT Email: pmf@psbcg.com

**Timber Harvest Information**

<b>Property Boundaries:</b>	<b>Timber Harvest Boundaries</b>
Bounds are Marked: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Marked or Flagged: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property owners within 100 feet of the harvest area have been notified: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Starting Date of Timber Harvest operations: <u>5-1/24</u>	Completion Date: <u>8/1/24</u>

**Description of Timber Harvest:**

Objective: Thin out Forest.

Treatment: \_\_\_\_\_

**Amount of Forest Products to be Harvested:**

140,000 Board Feet \_\_\_\_\_ Cords \_\_\_\_\_ Cubic Feet \_\_\_\_\_ Tons

Have the Trees to be Harvested Been Designated?

They have been marked with paint at eye level and at ground level. Paint Color (s): \_\_\_\_\_

They have not been marked.

**SITE PLAN MUST BE SUBMITTED AT TIME OF APPLICATION**

ANY FALSE STATEMENT OR ANY BUILDING PERMITS GAINED BY SUCH STATEMENT WILL RENDER PERMITS NULL & VOID



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**Inland Wetland and Watercourses Agency**  
**Timber Harvest As-of-Determination – Part Two**

**Wetland Area Information**

There are wetlands on the property:  Yes  No **258F**  
 The wetlands have been flagged by a certified soil scientist:  Yes  No  
 Wetland Acreage: 25.5F Watercourse Linear Feet: \_\_\_\_\_  
 Soil Types on Site: \_\_\_\_\_ Source and Date of Classification: \_\_\_\_\_

**Regulated Area Disturbance**

Closest Proximity of Timber Harvest Activity to Wetlands or Watercourses: 80' Linear Feet  
 The proximity to the regulated area is:  Up-Gradient  Down-Gradient  Both  
 Will there be any stream crossings?  Yes  No

Check all that apply:

**Crossings / Clearing**

- Temporary Stream/ Drainage Crossing
- Temporary Wetlands Crossing
- Removal of Trees in Wetlands
- Removal of Trees in Upland Review Area

**Erosion and Sedimentation Control**

- Installation of Water Bars
- Grading
- Seeding
- Other silt fence/chips

**Log Landing Area**

- Anti-Tracking Pad
- Curb Cut

**Roads**

New Roads other than skid trails proposed?  
 Yes  No HAY BAILS etc.

Describe the any other proposed Erosion and Sedimentation Controls, management practices, and mitigation measures that will be used to prevent and minimize impacts to wetlands, watercourses, and/or upland review areas:

Anti Track Pad

**As-of-Right Determination Checklist**

- Completed As-of-Right Determination Form
- Site Plan Including:
  - Existing and Proposed Features, with detail and accuracy sufficient to understand the scope of work
  - Location of Wetlands and Watercourses and Upland Review Area for Both

**DEPARTMENT USE ONLY:**

Timber Harvest Determined As-Of Right by IWWA:  Yes  No  
 Proposal is a Regulated Activity and Permit is Required:  Yes  No

**Approved**

(IWWA Chairman) Date: \_\_\_\_\_

(Planning & Zoning Official) Date: \_\_\_\_\_

**SITE PLAN MUST BE SUBMITTED AT TIME OF APPLICATION**

ANY FALSE STATEMENT OR ANY BUILDING PERMITS GAINED BY SUCH STATEMENT WILL RENDER PERMITS NULL & VOID

JAMES SIPPERLY  
CERTIFIED SOIL SCIENTIST  
CONNECTICUT WETLAND SCIENTIST  
401 SALEM TURNPIKE BOZRAH, CT 06334  
860-334-7073  
[james.sipperly.js@gmail.com](mailto:james.sipperly.js@gmail.com)

Josh Wilson, Chairman  
Inland Wetlands and Watercourses Agency  
Town of East Hampton  
1 Community Drive  
East Hampton, CT 06424

April 21, 2024

RE: INLAND WETLAND SOILS AND WATERCOURSES INVESTIGATION AND  
DELINEATION, END OF LAKEWOOD ROAD REAR, EAST HAMPTON, CT

Dear Mr. Wilson:

As you may know, I appeared at the April 17, 2024 meeting of the East Hampton Inland Wetlands and Watercourses Agency meeting and reported that there are no inland wetlands and/or watercourses on the subject property where a timber harvest is being conducted as a permitted use as of right.

I visited the site on April 18, 2024 to look at this area again in more detail. The northern property line was not identifiable during my initial site visit even though, based on my several years working as a land surveyor for Towne Engineering, I found an existing iron rod and mere stone piles that indicated the property line.

As a result of my visit on April 18, 2024 I requested that Mr. Rand have a surveyor identify the property line, as a potential wetland seep was close to the property line.

That request was honored, and on April 21, 2024 I visited this area yet again. The property line was clearly marked with a spike and the iron rods were clearly identified.

A groundwater seep was identified that is within Mr. Rand's site by 5 feet. I delineated this wetland seep and depression on his property using four blue wetland flags. This is an intermittent watercourse seep due to the high volume of rain that occurred recently over time and the high groundwater levels that currently exist. This small depressed area in the landscape flows away from Mr. Rand's property in a northeast direction and then flows around the water company property at the end of Lakewood Road and travels behind the last house across the street.

This area will be shown on a site plan submitted for your April 24, 2024 meeting.

Very truly yours,

*James Sipperly*

Certified Soil Scientist, Society of Soil Scientists of Southern New England  
Connecticut Wetland Scientist, Connecticut Association of Wetland Scientists

**SURVEY NOTES**

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 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 Sept. 26, 1996 and Revised 08-29-2019.
- 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 hereon have been compiled, 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 size, 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 # 75-51.
- RECORD MAP NO # 1329.

**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 AS PER VOL. 111, PAGE 365.
- PROPERTY SUBJECT TO AN EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.

**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 hereon are for informational purpose only. The Preparer 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.



**LOCATION MAP**

NOT TO SCALE

LAKE DRIVE  
M/B/L = 03A/44/25-1  
AREA = 224315± SF  
5.149 Acres

LAKE DRIVE BEAR  
M/B/L = 03A/44/23  
EX. LOT AREA = 1,646,490± SF  
37.798 Acres  
NEW LOT AREA = 1,408,690± SF  
32.789 Acres

MATTHEW & JENNIFER HEBERT  
#53 HIGHLAND TERRACE, EAST HAMPTON  
M/B/L = 18/44/23G-1A  
EX. AREA = 102654± SF  
2.357 Acres  
NEW AREA = 320,454± SF  
7.357 Acres

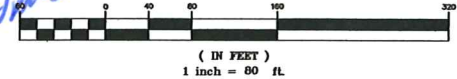
PARCEL A TO BE TRANSFERRED TO  
MATTHEW & JENNIFER HEBERT  
#53 HIGHLAND TERRACE, EAST HAMPTON  
M/B/L = 18/44/23G-1A

**PARCEL "A"**  
**217,800 S.F.**  
**5.00 ACRES**

M/B/L = 03A/44/C/94  
LOT AREA = 57894 SF  
0.133 Acres

M/B/L = 03A/44/C/23G  
LOT AREA = 10,002± SF  
0.229 Acres

**GRAPHIC SCALE**



NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

*Jignesh M. Soni*  
JIGNESH M. SONI, P.L.S. 70386

PREPARED FOR  
LAKEWOOD ESTATES LLC  
LAKE DRIVE BEAR,  
EAST HAMPTON CT

OWNER  
LAKEWOOD ESTATES LLC  
LAKE DRIVE BEAR,  
EAST HAMPTON CT

NO.	DATE	DESCRIPTION
1	04-15-2024	PROPERTY TRANSFERRED SURVEY



**CT LAND SURVEYING, LLC**  
SBE | 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

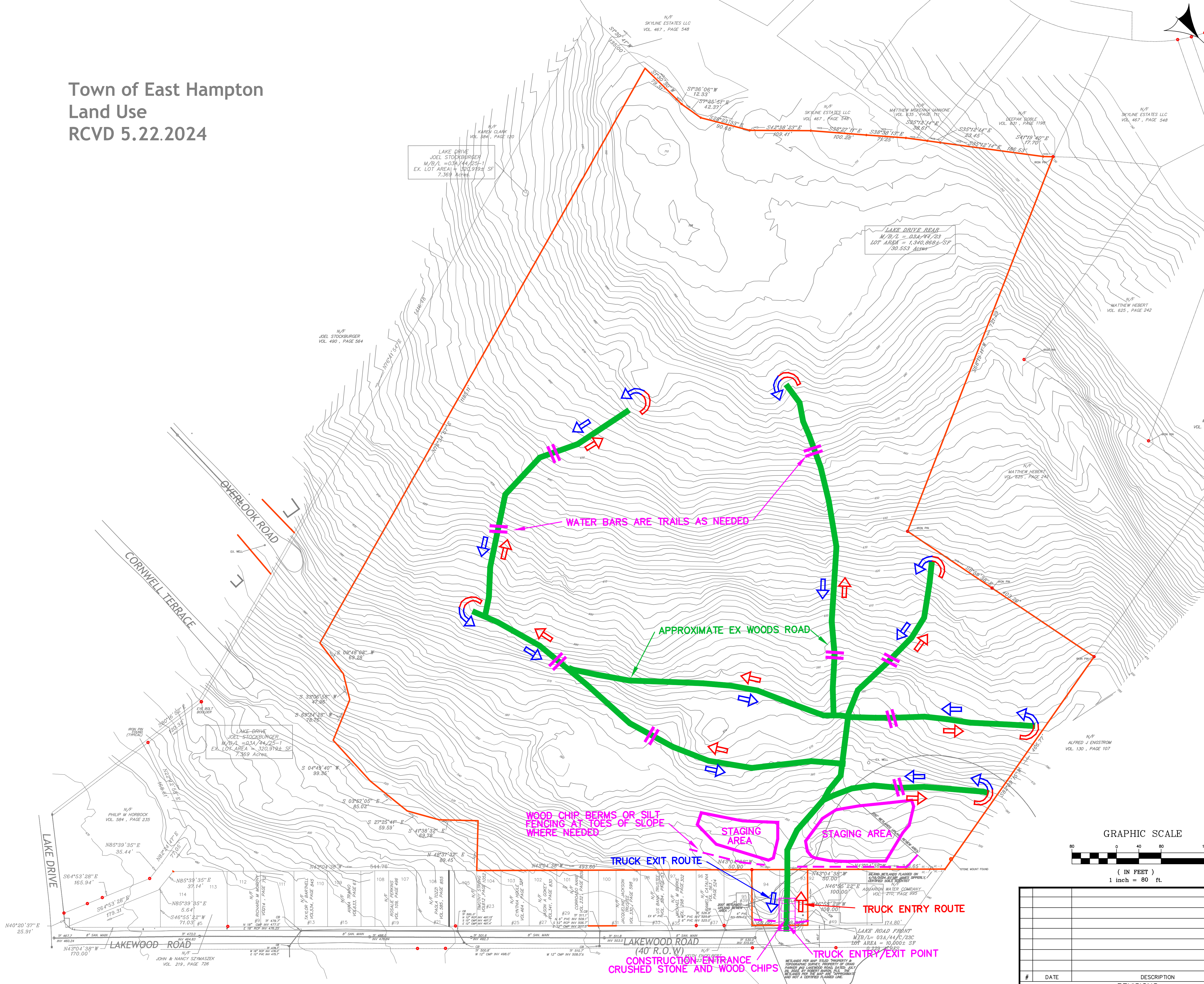
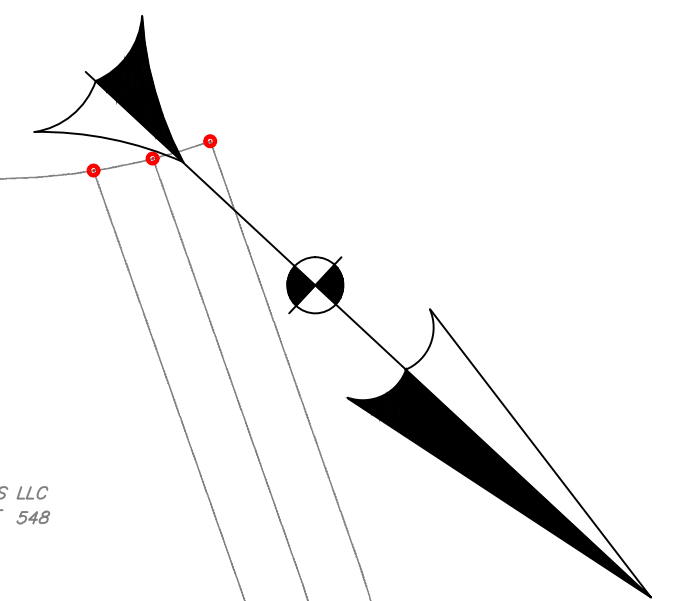
PROPERTY TRANSFERRED SURVEY  
PREPARED FOR  
LAKEWOOD ESTATES LLC &  
MATTHEW & JENNIFER HEBERT  
LAKE DRIVE BEAR & 53 HIGHLAND TERRACE,  
EAST HAMPTON, CONNECTICUT

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

TITLE:  
**PROPERTY TRANSFERRED SURVEY**

SHEET NUMBER:  
**EX-1 OF 1**

Town of East Hampton  
Land Use  
RCVD 5.22.2024



Approved by the East Hampton Inland Wetlands & Watercourse Agency  
Final Approval \_\_\_\_\_ Chairman  
Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

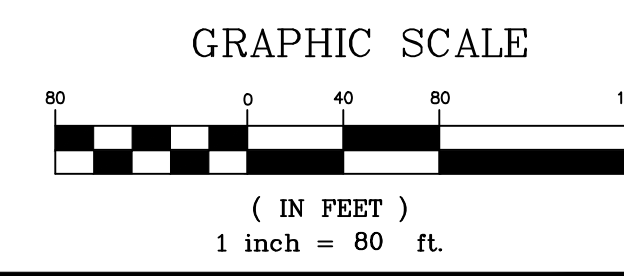
Approved by the East Hampton Planning & Zoning Commission  
Final Approval \_\_\_\_\_ Chairman  
Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires \_\_\_\_\_ if all physical improvements required by this plan are not completed by that date.

The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.



**PROPERTY OWNER/APPLICANT:**  
Lakewood Estates, LLC  
244 Middletown Ave  
East Hampton, CT 06424



<b>TIMBER HARVEST PLAN</b>		
<b>PROPERTY OF LAKEWOOD ESTATES, LLC LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT</b>		
<i>Robert V. Baltramaitis, P.E.</i> 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE:	SCALE:	SHT #:
5/17/2024	1" = 80'	THP-1

#	DATE	DESCRIPTION