



**Office Use Only**

Date Accepted: 12/16/20

Accepted By: CC

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

*Iw-20-035*  
*Salt Pond Apts -*

## Minimum Requirements for Submission of Application to

### Inland Wetlands and Watercourses Agency

*This form must be submitted with your application*

RECEIVED

DEC 16 2020

**Please check all that are being submitted:**

- Completed Application Form (3 Pages)
- Fee Paid
- Site Plan (Showing project location, extent of wetlands, dimensions, etc) – 10 Copies
- Project Narrative – 10 Copies
- Soils Report (As Required)
- Stormwater Report (As Required)
- State Reporting Form (Filled in to extent possible)
- Completed Application Checklist (Page 3 of Application)

TIME \_\_\_\_\_

Schedule a Site Visit with Planning & Zoning Official at time of Application

<i>I certify that this application is complete:</i>	
Signature of Applicant: <u><i>Stephen J. Motto</i></u>	Date: <u>December 15, 2020</u>
<small>By: Stephen J. Motto, its Manager</small>	

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

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

OK # 1004

Received 12/16/20

Office Use Only	Fee Paid \$ 585.00	Date Approved _____	Permit Number <u>IW-20-035</u>
Public Hearing: YES NO		Agent Approval: YES NO	

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

Date: December 15, 2020

1. Name of Applicant\* Edgewater Hill Enterprises, LLC, Edgewater Hill Properties, LLC, Edgewater Hill Apartments, LLC and Edgewater Homes I, LLC  
 Phone Numbers: Home \_\_\_\_\_, Business (860) 267-6822, Cell (860) 398-0325  
 Home Address: Street n/a Town \_\_\_\_\_ State/Zip \_\_\_\_\_  
 Business Address: Street 10 Edgewater Circle, Suite 2 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): Edgewater Hill Enterprises, LLC\*\* Phone (860) 267-6822  
 Address: Street 10 Edgewater Circle, Suite 2 Town East Hampton State/Zip CT 06374

**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: SEE ATTACHED, Signature: SEE ATTACHED, Date: SEE ATTACHED

3. Provide the applicant's interest in the land. Owner and co-Declarants of Edgewater Hill, a planned community under the Connecticut Common Interest Ownership Act

4. Site Location and Description: Assessor's Map 10A, Block 85, Lot Lot 5C  
 Address: Street 000 East 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:	Permanent: 2,250	
Area of Watercourse to be disturbed	Temporary: 750	<del>acres</del> or sq. ft.
Area of Upland Review Area to be disturbed:	298,993	<del>acres</del> or sq. ft. (area within 200' of Lake Pocotopaug associated wetlands)
<b>TOTAL AREA OF DISTURBANCE</b>		<b>_____ acres or sq. ft.</b>

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

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

Description of soil types on site: See attached continuation.

Description of wetland vegetation: See attached continuation.

Name of Soil Scientist and date of survey: Marilee Gonzalez; Date: February, March and April, 2008

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.

\*\*together with Co-Declarants of Edgewater Hill, Edgewater Hill Properties, LLC, Edgewater Hill Apartments, LLC and Edgewater Homes I, LLC

Attach plans showing all alternatives considered.

No alternatives considered. This development is consistent with the Master Plan for Edgewater Hill which has been approved by the Town of East Hampton Inland Wetlands and Watercourses Commission and involves, in addition to the proposed development, site grading and infrastructure installation necessary for the completion of Edgewater Circle which is the named thoroughfare required for the development of the Edgewater Hill Mixed Use Community Project.

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 SEE ATTACHED 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: \$585.00 (Make check payable to "The Town of East Hampton")

11. Name of Erosion Control Agent (Person Responsible for Compliance): Stephen J. Motto

Phone Numbers: Home n/a, Business (860) 267-6822, Cell (860) 398-0325

Address: Street 10 Edgewater Circle, Suite 2 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 \_\_\_\_\_

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 N/A

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: SEE ATTACHED, Signature: SEE ATTACHED, Date: December 15, 2020

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

**CHECKLIST FOR A COMPLETE APPLICATION**

- completed application form including Department of Energy and Environmental Protection reporting form (green copy)
  - A narrative of the purpose and description and methodology of all proposed activities;
  - Alternatives considered by the applicant, reasons for leaving less than a 10' buffer between clearing and the wetlands. Such alternatives to be diagrammed on a site plan or drawing and submitted to the commission as part of the application;
  - Names and mailing addresses of abutting property owners;
  - Three copies of approximately 1"=40' scale plans
  - Locations of existing and proposed land uses
  - Locations of existing and proposed buildings
  - Locations of existing and proposed subsurface sewage disposal systems, and test hole descriptions
  - Existing and proposed topographical and man-made features including roads and driveways, on and adjacent to the site. 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.
  - Location and diagrams of proposed erosion control structures
  - Pictures of existing conditions clearly showing all areas to be disturbed, and/or cleared of vegetation.
  - Assessor map, block and lot number
  - Key or inset map
  - North arrow
  - Flood zone classification and delineation
  - Use of wetland and watercourse markers where appropriate.
  - Soil types classification and boundary delineation (flagged and numbered boundary), Soil Scientist's original signature and certification on plans
  - Soil Scientist's (or other wetland scientist) report on the function of the wetlands
  - Watercourse channel location and flow direction, where appropriate
  - 200 ft. regulated area depicted on plans
  - Conservation easements where appropriate
  - A detailed erosion and sediment control plan which meets requirements set forth in the most recent revision of the *Connecticut Guidelines for Soil Erosion and Sediment Control*, published by the Connecticut Council on Soil and Water Conservation, including:
    - Location of areas to be stripped of vegetation and other unprotected areas
    - Schedule of operations including starting and completion dates for major development phases
    - Seeding, sodding, or re-vegetation plans for all unprotected or un-vegetated areas
    - Location and design of structural sediment control measures
    - Timing of planned sediment control measures
    - Use of wetland and watercourse markers
    - Proper certification on the application documents and plans
- In the case of filling in wetlands, watercourses, or regulated upland areas, the following items are necessary:
- Area to be filled
  - Volume of requested fill N/A (net cut)
  - Finished slopes of filled areas
  - Containment and stabilization measures
  - Proposed finished contours
  - Evaluation of the effect of filling the wetlands with respect to storage volume and its impact downstream showing before and after development flows, and the evaluation of storm water detention including the existing need for flood control downstream
- Other required items:
- Proof of adjoining Town notification, where required;
  - All application fees required by Section 19 of these regulations;
  - A written narrative detailing how the effects of the applicant's proposed activities upon wetlands and watercourses shall be mitigated.
  - A written description of any and all future plans which may be linked to the activities proposed in the current application.
  - Address the potential to enhance the current buffer area.
  - Review drainage information with Town Engineering
  - Mailing requirements for abutters (public hearing only)

**APPLICATION OF EDGEWATER HILL ENTERPRISES, LLC, EDGEWATER HILL  
PROPERTIES, LLC, EDGEWATER HILL APARTMENTS, LLC AND EDGEWATER  
HOMES I, LLC**

**TO TOWN OF EAST HAMPTON INLAND WETLANDS AND WATERCOURSES  
COMMISSION**

**APPLICATION TO CONDUCT REGULATED ACTIVITIES IN CONJUNCTION WITH  
THE DEVELOPMENT OF SALT POND APARTMENTS AT EDGEWATER HILL, A  
COMPONENT OF THE EDGEWATER HILL MASTER PLAN COMMUNITY  
000 EAST HIGH STREET, EAST HAMPTON, CONNECTICUT**

**LIST OF ABUTTING PROPERTY OWNERS**

**WEST**

Lake Vista-Baker Hill Commons, Inc.  
113 Elm Street, Suite 102  
Enfield, CT 06062

Town of East Hampton  
1 Community Drive  
East Hampton, CT 06424

Mr. George A. Loos  
Mrs. Mary F. Loos  
126 East High Street  
East Hampton, CT 06424

**SOUTH**

Paul & Sandy's Too, Inc.  
93 East High Street  
East Hampton, CT 06424

**EAST**

Edgewater Hill Enterprises, LLC  
10 Edgewater Circle, Suite 2  
East Hampton, CT 06424

Edgewater Homes I, LLC  
10 Edgewater Circle, Suite 2  
East Hampton, CT 06424

JGI Enterprises, Inc.  
2928 Camarillo Lane  
Virginia Beach, VA 23456

**NORTH**

Edgewater Hill Enterprises, LLC  
10 Edgewater Circle, Suite 2  
East Hampton, CT 06424

Edgewater Hill Apartments, LLC  
10 Edgewater Circle, Suite 2  
East Hampton, CT 06424

**CONTINUATION OF WETLANDS APPLICATION OF  
EDGEWATER HILL ENTERPRISES, LLC, EDGEWATER HILL PROPERTIES,  
LLC, EDGEWATER HILL APARTMENTS, LLC AND EDGEWATER HOMES I, LLC  
DECEMBER 15, 2015**

The property contains (circle one or more)

WETLANDS, BROOK, RIVER, INTERMITTENT STREAM, VERNAL POOL, SWAMP, OTHER Isolated hillside seep (Series H); hillside drainage way.


Description of soil types on site: See Project Narrative submitted herewith.

Description of wetland vegetation: Black Birch, Tulip, Red Oak, Ash and American Beech (B Series), Red Maple, American Beech, Black Birch and American Elm, Sweet Pepper-Bush, Japanese Barberry, Poison Ivy, Violets, Virginia Creeper, Christmas Ferns, Jack-And-A-Pulpit, Rubis, Bittersweet and Asters (Series H)

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.

**EDGEWATER HILL ENTERPRISES, LLC**

Date: December 15, 2020

By:   
Stephen L. Motto, its Manager

**EDGEWATER HILL APARTMENTS, LLC**

By:   
Stephen L. Motto, its Member

Date: December 15, 2020

**EDGEWATER HILL PROPERTIES, LLC**

By:   
Stephen L. Motto, its Member

Date: December 15, 2020

**EDGEWATER HOMES I, LLC**

By:   
Stephen L. Motto, its Manager

Date: December 15, 2020



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.

**EDGEWATER HILL ENTERPRISES, LLC**

Date: December 15, 2020

By:   
Stephen L. Motto, its Manager

**EDGEWATER HILL APARTMENTS, LLC**

By:   
Stephen L. Motto, its Member

Date: December 15, 2020

**EDGEWATER HILL PROPERTIES, LLC**

By:   
Stephen L. Motto, its Member

Date: December 15, 2020

**EDGEWATER HOMES I, LLC**

By:   
Stephen L. Motto, its Manager

Date: December 15, 2020