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December 21, 2020

Town of East Hampton  
Inland Wetlands & Watercourse Agency  
1 Community Drive  
East Hampton, CT 06424

**RE: Inland Wetlands & Watercourses Narrative**  
**Location: 13 Sears Lane, East Hampton, CT**  
**Owners: Steve & Diane Lanney**  
**Proposal: Single-Family Residential Site Development**

Dear Commissioners,

On Thursday, December 3, 2020, the undersigned performed a field investigation of the 0.57± acre property identified as 13 Sears Lane in East Hampton, Connecticut, in order to identify and delineate regulated inland wetlands and watercourses located thereon. The resultant delineation is depicted upon a survey plan entitled "Improvement Location & Topographic Survey, "Residential Site Development Plan" Prepared for Michelle Lanney, 13 Sears Lane – East Hampton, Connecticut, Scale: 1"=20', Date: December 2020, Job I.D. No. 20-2932, Sheets 1/2 through 2/2" as prepared by this firm.

#### Soil Types Present

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey for the State of Connecticut, the soils located upon the subject property, and within the project area, are as follows:

57B Gloucester gravelly sandy loam, 3-8% slopes

A copy of the Web Soil Survey Report is attached to this correspondence.

#### Delineation Methodology and Delineated Inland Wetlands & Watercourses

Inland wetlands and watercourses on the subject property were delineated by the undersigned in



accordance with the State of Connecticut statutory definitions as described in Section 22a-38(15-16) of the Connecticut General Statutes, a/k/a the Inland Wetlands & Watercourses Act, which are as follows:

(15) "Wetlands" means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture.

(16) "Watercourses" means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

Descriptions of delineated resources are provided here:

#### **WF#1 – WF#10**

This flag series represents the easterly shoreline of Lake Pocotopaug, extending from the southerly shared property line with N/F Rumbold to the northerly shared property boundary with N/F Vrabely. In the vicinity of wetland flags WF#1 through WF#3 there is a small boat launch, wherein the delineation line is coincident with the high water mark of the lake. For wetland flags WF#3 through WF#10, the delineation line is coincident with a stone and mortar retaining wall that exists at the lake's edge. Investigation throughout the remainder of the site indicates no other regulated inland wetlands or watercourses are present.

#### **Proposed Regulated Activity**

The subject property is a vacant lot of record, though a review of available aerial photography indicates that there was a residence upon the property that existed up until 2012/13. The proposal that is the subject of the current application is to construct a new single-family residence with associated site improvements. The applicants will abandon the existing on-site drinking water supply well, install a new water supply well and connect the new residence to the centralized sanitary sewer system. Existing improvements at the shoreline of Lake Pocotopaug will remain.

The applicant is proposing to manage stormwater runoff by installing a stone infiltration trench adjacent to the paved portion of the driveway, infiltrating roof drainage into the ground using subsurface infiltration chambers, and constructing a rain garden along the northerly property line that also contains subsurface infiltration chambers.

In order to prohibit fugitive sediment from entering Lake Pocotopaug during construction, the disturbance area is to be ringed with a continuous sediment fence barrier that will remain until the site is permanently stabilized.



The herein referenced Residential Site Development Plan has been prepared to adequately protect the adjacent regulated resource. Provided that construction is performed in accordance with the approved plans and that erosion and sediment controls are properly installed and maintained throughout the project, negative impact(s) to Lake Pocotopaug are not anticipated as a result of the proposed development.

If you have any questions or concerns regarding this correspondence or any of the information contained herein, please contact the undersigned at your convenience.

Sincerely,



Demian A. Sorrentino, AICP, C.S.S.  
Certified Planner & Soil Scientist  
Boundaries LLC

Attach (1) - Web Soil Survey Report