



Office Use Only

Project# IW-23-024

Address: 10 Edgewater Circle, Suite 2

MBL: 10A/85/SC

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: _____

SCANNED

I certify that this application is complete:
SALT POND APARTMENTS, LLC and EDGEWATER HILL ASSOCIATION, INC.

Signature of Applicant: *Stephen J. Motto* Date: 10/24/2023

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 85.00 Date Approved _____ Permit Number _____
Public Hearing: YES NO Agent Approval: YES NO

TOWN OF EAST HAMPTON
INLAND WETLANDS & WATERCOURSES AGENCY

Date: October 24, 2023

1. Name of Applicant* Salt Pond Apartments, LLC and Edgewater Hill Association, Inc. Email: Lisa.Molto@dreamdevelopersct.com

Phone Numbers: Home n/a, 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): Salt Pond Apartments, LLC Phone (860) 267-6822

Address: Street 10 Edgewater Circle, Suite 2 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: Stephen J. Motto, Signature: _____, Date: 10/24/2023

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

4. Site Location and Description: Assessor's Map 10A, Block 85, Lot 5F

Address: Street Edgewater Circle 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: n/a acres or sq. ft.
Area of Watercourse to be disturbed: n/a acres or sq. ft.
Area of Upland Review Area to be disturbed: n/a acres or sq. ft. (Area within 100' of wetland)
TOTAL AREA OF DISTURBANCE n/a 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 See attached _____

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

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.

**CONTINUATION OF WETLANDS APPLICATION OF
SALT POND APARTMENTS, LLC AND EDGEWATER HILL ASSOCIATION,
INC. FOR SUBDIVISION REVIEW WITH NO REGULATED ACTIVITIES
OCTOBER 24, 2023**

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)

Attach plans showing all alternatives considered.

No alternatives considered. This is not an application for a permit to conduct regulated activities; but, rather, a subdivision review pursuant to C.G.S. §8-26 for the division of the Salt Pond Apartments lot into two (2) separate lots with no new activities.

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: \$85.00 (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: 10/24/2023

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

HELLER, HELLER & McCOY

Attorneys at Law

*736 Norwich-New London Turnpike
Uncasville, Connecticut 06382*



*Sidney F. Heller (1903-1986)
Harry B. Heller (hellermccoy@sbcglobal.net)
William E. McCoy (bcmccoy@hellermccoy.com)*

*Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (ameccoy@hellermccoy.com)*

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

October 25, 2023

East Hampton Inland Wetlands and Watercourses
Commission
1 Community Drive
East Hampton, CT 06424

Re: Subdivision Review Application for the division of the previously approved Salt Pond Apartments at Edgewater Hill, a component of the Edgewater Hill Mixed Use Development, into two (2) separate lots with no new regulated activities

Dear Commissioners:

Please be advised that this office represents Salt Pond Apartments, LLC, the owner of property located on the northeasterly and southwesterly sides of Edgewater Circle in the Edgewater Hill Development, as well as Edgewater Hill Association, Inc., the association of unit owners of Edgewater Hill, a Mixed-Use Planned Community. On behalf of our client, we are submitting herewith an application to the Town of East Hampton Inland Wetlands and Watercourses Commission for subdivision review pursuant to the requirements of Section 8-26 of the Connecticut General Statutes in conjunction with a proposed division of the Salt Pond Apartments parcel in Edgewater Hill into two (2) separate and distinct lots, one of which will accommodate twenty-four (24) apartment units in Buildings 1, 2 and 3, and the second of which will accommodate sixteen (16) apartment units in Buildings 4 and 5. The Salt Pond Apartments development has previously received approval from the Town of East Hampton Inland Wetlands and Watercourses Commission, both for subdivision approval, and for site plan approval in conjunction with the development of the proposed forty (40) unit apartment complex together with its related infrastructure and grading.

The application which is submitted herewith contemplates no development that has not already been permitted by both the Town of East Hampton Inland Wetlands and Watercourses Commission and the Town of East Hampton Planning and Zoning Commission. This application is submitted solely in conjunction with a resubdivision application which will be submitted to the municipal Planning and Zoning Commission to authorize the division of the Salt Pond Apartments property into two (2) individual lots as depicted on the resubdivision plan submitted with this

application. The division is necessary in order to accomplish the financing needs of this project, and for no other purpose.

Submitted herewith and constituting the subdivision review application to the Town of East Hampton Inland Wetlands and Watercourses Commission are the following:

1. Ten (10) copies of the completed application form including the “Checklist for a Complete Application”.
2. A check in the amount of \$85.00 representing payment of the application fee for the instant subdivision review application, including the State of Connecticut \$60.00 surcharge, which application fee is calculated as follows:

Residential use modification fee:	\$25.00
State of Connecticut fee:	60.00
TOTAL:	\$85.00

3. One (1) 24” x 36” print, together with four (4) 11” x 17” prints, of the resubdivision plan entitled “Property Survey Resubdivision Plan Prepared For Salt Pond Apartments, LLC Edgewater Circle – East Hampton, Connecticut Scale: 1” = 60’ Date: October 2023 Job I.D. No. 20-2853-2 Sheet No. 1/1” prepared by Boundaries, L.L.C. In addition, Boundaries, L.L.C. will provide you with electronic copies of the resubdivision plan for distribution to municipal consulting agencies and members of the Town of East Hampton Inland Wetlands and Watercourses Commission.
4. An Authorization signed by Salt Pond Apartments, LLC authorizing the law firm of Heller, Heller & McCoy and the engineering/surveying firm of Boundaries, L.L.C. to represent its interests in all proceedings before the Town of East Hampton Inland Wetlands and Watercourses Commission with respect to the subdivision review application.
5. An Authorization signed by Edgewater Hill Association, Inc., the association of unit owners of Edgewater Hill, a Planned Community, authorizing the law firm of Heller, Heller & McCoy and the engineering/surveying firm of Boundaries, L.L.C. to represent its interests in all proceedings before the Town of East Hampton Inland Wetlands and Watercourses Commission with respect to the subdivision review application.
6. Ten (10) copies of the Project Narrative entitled “Application of Salt Pond Apartments, LLC and Edgewater Hill Association, Inc. to East Hampton Inland Wetlands and Watercourses Commission Narrative Description to Accompany an Application for a Subdivision Review Pursuant to Section 8-26 of the Connecticut General Statutes with respect to the Proposed Resubdivision of the Salt Pond Apartments Parcel in Edgewater

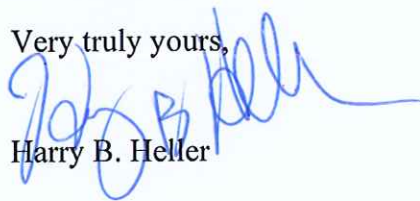
Hill into Two (2) Lots with no Change in Design or Construction and no New Regulated Activities” containing the project overview and soil characteristics of the site. Since no regulated activities are proposed in conjunction with this application, the Narrative does not contain either a general procedures section or a construction sequencing section as those parameters of the site development were previously approved in conjunction with the January, 2021 site plan approval for the project granted by the Town of East Hampton Inland Wetlands and Watercourses Commission.

7. Two (2) copies of the Stormwater Management Report and Drainage Calculations for the project prepared by Boundaries, L.L.C. were submitted to the East Hampton Inland Wetlands and Watercourses Commission in conjunction with the 2020 – 2021 site plan application. There have been no changes to this document.
8. Connecticut Department of Energy and Environmental Protection Statewide Inland Wetlands Reporting Form.
9. Three (3) copies of a report entitled “Natural Resource Evaluation Edgewater Hill Master Plan Proposed Mixed-Use Development East High Street (CT Route 66) East Hampton, CT Prepared For: Fuss & O’Neill January 6, 2012” prepared by Land-Tech Consultants, Inc. Environmental Scientists and Engineers. This report was initially prepared in conjunction with the evaluation of and permitting of the Master Plan for the Edgewater Hill Mixed Use Development. The analysis contained therein provides a complete description of the existing wetland and watercourse resources on the entire Edgewater Hill site as well as an evaluation of their functions and values.
10. Required photographs of the project site Lot 1 (Buildings 1, 2 and 3 – completed) and Lot 2 (Buildings 4 and 5 – site graded and prepped of construction).

Request is hereby made that you place this matter on the agenda of the November 15, 2023 meeting of the Town of East Hampton Inland Wetlands and Watercourses Commission.

Should you have any questions concerning the application, or need any additional information, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb

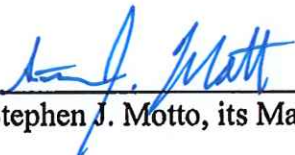
AUTHORIZATION

Salt Pond Apartments, LLC hereby authorizes the law firm of Heller, Heller & McCoy to submit an application to the Town of East Hampton Inland Wetlands and Watercourses Commission on its behalf for a subdivision review pursuant to the requirements of Section 8-26 of the Connecticut General Statutes in conjunction with the resubdivision of the Salt Pond Apartments lot at Edgewater Hill into two (2) separate and distinct lots in accordance with a resubdivision plan entitled "Property Survey Resubdivision Plan Prepared For Salt Pond Apartments, LLC Edgewater Circle – East Hampton, Connecticut Scale: 1" = 60' Date: October 2023 Job I.D. No. 20-2853-2 Sheet No. 1/1" prepared by Boundaries, L.L.C.

Salt Pond Apartments, LLC hereby further authorizes the law firm of Heller, Heller & McCoy and the surveying/engineering firm of Boundaries, L.L.C. to represent its interests in all proceedings before the Town of East Hampton Inland Wetlands and Watercourses Commission with respect to said subdivision review application.

Dated at East Hampton, Connecticut this 24th day of October, 2023.

SALT POND APARTMENTS, LLC

By: 

Stephen J. Motto, its Manager

AUTHORIZATION

Edgewater Hill Association, Inc., the association of unit owners of Edgewater Hill, a Planned Community, located on the easterly side of East High Street (Connecticut Route 66) in the Town of East Hampton, Connecticut hereby authorizes the law firm of Heller, Heller & McCoy to submit an application to the Town of East Hampton Inland Wetlands and Watercourses Commission on its behalf for a subdivision review in conjunction with a proposed resubdivision of the Salt Pond Apartments lot within Edgewater Hill into two (2) separate and distinct lots which will accommodate the development originally approved for Salt Pond Apartments at Edgewater Hill in accordance with a resubdivision plan entitled "Property Survey Resubdivision Plan Prepared For Salt Pond Apartments, LLC Edgewater Circle – East Hampton, Connecticut Scale: 1" = 60' Date: October 2023 Job I.D. No. 20-2853-2 Sheet No. 1/1" prepared by Boundaries, L.L.C.

Edgewater Hill Association, Inc., as the association of unit owners of Edgewater Hill Association, Inc. hereby further authorizes the law firm of Heller, Heller & McCoy and the surveying/engineering firm of Boundaries, L.L.C. to represent its interests in all proceedings before the Town of East Hampton Inland Wetlands and Watercourses Commission with respect to said subdivision review application.

Dated at East Hampton, Connecticut this 24th day of October, 2023.

**EDGEWATER HILL ASSOCIATION,
INC.**

By: 

Stephen J. Motto, its President

**APPLICATION OF SALT POND APARTMENTS, LLC AND EDGEWATER HILL
ASSOCIATION, INC. TO
EAST HAMPTON INLAND WETLANDS AND WATERCOURSES COMMISSION**

**NARRATIVE DESCRIPTION TO ACCOMPANY AN APPLICATION FOR A
SUBDIVISION REVIEW PURSUANT TO SECTION 8-26 OF THE CONNECTICUT
GENERAL STATUTES WITH RESPECT TO THE PROPOSED RESUBDIVISION OF
THE SALT POND APARTMENTS PARCEL IN EDGEWATER HILL INTO TWO (2)
LOTS WITH NO CHANGE IN DESIGN OR CONSTRUCTION AND NO NEW
REGULATED ACTIVITIES**

DATE: OCTOBER 24, 2023

PROJECT OVERVIEW:

Salt Pond Apartments at Edgewater Hill is a proposed forty (40) unit residential community within the overall Edgewater Hill Master Planned Community located on the southerly, easterly and westerly sides of Edgewater Circle in the Town of East Hampton, Connecticut. The development of the Salt Pond Apartments at Edgewater Hill is consistent with the approved Master Plan for the Edgewater Hill Community which was reviewed by the Town of East Hampton Inland Wetlands and Watercourses Commission on April 25, 2012. The resubdivision of the properties of Edgewater Hill Apartments, LLC, Edgewater Hill Properties, LLC, Edgewater Hill Enterprises, LLC and Edgewater Homes I, LLC was previously approved by the Town of East Hampton Inland Wetlands and Watercourses Commission. That resubdivision created the real property which is the subject of this Application as a separate and individual parcel of land within Edgewater Hill. Thereafter, the Town of East Hampton Inland Wetlands and Watercourses Commission approved a permit to conduct regulated activities in conjunction with the development of the Salt Pond Apartments in accordance with a site development plan entitled "Salt Pond Apartments at Edgewater Hill Prepared For Edgewater Hill Enterprises, LLC 000 East High Street (CT Route 66) East Hampton, Connecticut Dated December 2020, Last Revised March 8, 2021" consisting of Sheets 1 to 23 prepared by Boundaries, LLC (the "Site Plan"). The application which is submitted for consideration in this proceeding contemplates no change in the design of the project portrayed on the approved Site Plan and no new regulated activities within the jurisdiction of the Town of East Hampton Inland Wetlands and Watercourses Commission. The subject application is filed to accompany a resubdivision application to the Town of East Hampton Planning and Zoning Commission to divide the Salt Pond Apartments lot into two (2) separate and distinct lots, designated as Lot 1 and Lot 2 a plan entitled "Property Survey Resubdivision Plan Prepared For Salt Pond Apartments, LLC Edgewater Circle – East Hampton, Connecticut Scale: 1" = 60' Date: October 2023 Job I.D. No. 20-2853-2 Sheet No. 1/1" prepared by Boundaries, LLC. Proposed Lot 1 will accommodate Apartment Building 1, Apartment Building 2 and Apartment Building 3 as depicted on the approved Site Plan and proposed Lot 2 will accommodate Apartment Building 4 and Apartment Building 5 as depicted on the approved Site Plan.

Apartment Buildings 1, 2 and 3 have been completed, are currently occupied and all site and infrastructure improvements with respect to the development of that portion of the Salt Pond

Apartments is substantially complete. The Applicant is proposing to divide the Salt Pond Apartments parcel into two (2) separate and distinct lots in order to meet the needs of the current financing environment for the project, including obtaining Fannie Mae/Freddie Mac financing for the currently completed portion of the project.

As indicated above, there are no proposed changes in the site design for this project from that which was originally approved by the Town of East Hampton Inland Wetlands and Watercourses Commission and there are no new regulated wetland activities proposed. However, pursuant to the provisions of §8-26 of the Connecticut General Statutes, an application for subdivision review must be submitted to the municipal Inland Wetlands and Watercourses Commission to provide the Inland Wetlands and Watercourses Commission with the opportunity to submit any applicable comments to the Planning and Zoning Commission for its consideration in evaluating the resubdivision application. The project will be served by public water and public sewer. All regulated activities in conjunction with this component of the Edgewater Hill project were approved by the East Hampton Inland Wetlands and Watercourses Commission at its regularly scheduled meeting of January 27, 2021.

SITE SOIL CHARACTERISTICS

Soil characteristics on the project site are as follows:

UPLAND SOILS:

- (a) **86d - Paxton and Montauk Fine Sandy Loams – 15 to 35% Slopes, Extremely Stony.**

The Paxton series consists of well-drained, non-stony to extremely stony soils that formed in compact, loamy glacial till. Paxton soils are found on the landscape on drumloidal upland landforms. Slopes range from 3 to 35%. Paxton soils are found in a drainage sequence on the landscape with moderately well-drained Woodbridge soils, poorly drained Ridgebury soils and very poorly drained Whitman soils. They are near somewhat excessively drained Hollis soils and well-drained Montauk, Charlton and Canton soils. Paxton soils have a more firm and compact C horizon than Canton and Charlton soils, are deeper to bedrock than Hollis soils, and have more silt in the Cx horizon than Montauk soils.

Montauk soils consist of well-drained, non-stony to extremely stony soils that formed in compact, sandy glacial till. Montauk soils are found on drumloidal upland landforms. Slopes range from 3 to 35%. The Montauk soils are found near well-drained Canton, Charlton and Paxton soils, moderately well-drained Woodbridge soils and poorly drained Ridgebury soils. Montauk soils have a more firm and compact C horizon than Canton and Charlton soils. Montauk soils have more sand in the Cx horizon than Paxton soils. The soil stratification for this soil is as follows:

Paxton and similar soils: 0” – 8” fine sandy loam; 8” –15” fine sandy loam; 15” – 26” fine sandy loam; 26” – 65” gravelly fine sandy loam.

Montauk and similar soils: 0" – 4" fine sandy loam; 4" – 14" fine sandy loam; 14" – 25" sandy loam; 25" – 39" gravelly loamy coarse sand; 39" – 60" gravelly sandy loam.

The depth to bedrock is very deep in both soil groups. Permeability is very slow to moderate. Both soils are contained in Hydrologic Group C.

(b) **46c – Woodbridge, Very stony fine sandy loam – 8-15% Slopes.**

This sloping, moderately well-drained soil is found on drumloidal, glacial upland landforms. Stones and boulders cover 1 – 8% of the surface. Mapped areas are dominantly irregular in shape and mostly 2 – 25 acres. Included with this soil in mapping are small areas of well-drained Montauk, Broadbrook and Paxton soils and moderately well-drained Rainbow and Sutton soils. Permeability is moderate in the surface layer and subsoil and slow or very slow in the substratum. The soil stratification for this Woodbridge soil is as follows:

0" – 2" Moderately decomposed plant material.

2" – 9" Fine sandy loam.

9" – 25" Fine sandy loam.

20" – 32" Fine sandy loam.

32" – 67" Gravelly fine sandy loam.

The depth to the restrictive layer is 20" – 43". This soil is in Hydrologic Group C/D.

WETLAND SOILS:

(a) **Ridgebury, Leicester and Whitman Soils:**

These nearly level, poorly drained and very poorly drained soils are found in drainageways and depressions on glacial till upland hills, ridges, plains and drumloidal landforms. Stones and boulders cover 8 to 25 percent of the surface. Mapped areas are long and narrow or irregular in shape and mostly 2 to 40 acres. Slopes range from 0 to 3 percent. The mapped acreage of this undifferentiated group is about 35 percent Ridgebury soil, 30 percent Leicester soil, 20 percent Whitman soil and 15 percent other soils. Some mapped areas consist of one of these soils, and other areas consist of two or three. These soils were mapped together because there are no major differences in use and management. Typically, the Ridgebury soil has a black, fine sandy loam surface layer 4 inches thick. The subsoil is gray and brown, mottled fine sandy loam 16 inches thick. The substratum is very firm, brittle, grayish-brown, mottled sandy loam to a depth of 60 inches or more. The Leicester soil has a very dark gray, fine sandy loam surface layer 6 inches thick. The subsoil is dark grayish-brown, grayish-brown and pale olive, mottled fine sandy loam

26 inches thick. The substratum is light olive gray, mottled gravelly fine sandy loam to a depth of 60 inches or more. The Whitman soil has a black, fine sandy loam surface layer 9 inches thick. The subsoil is dark grayish-brown, mottled fine sandy loam 7 inches thick. The substratum is very firm, brittle, grayish-brown, mottled fine sandy loam to a depth of 60 inches or more. The Ridgebury soil has a seasonally high water table at a depth of about 6 inches. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The available water capacity is moderate. Runoff is very slow or slow. The Leicester soil has a seasonally high water table at a depth of about 6 inches. Permeability is moderate or moderately rapid. The available water capacity is moderate. Runoff is very slow or slow. The Whitman soil has a high water table at or near the surface for most of the year. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The available water capacity is moderate. Runoff is very slow, or the soil is ponded.

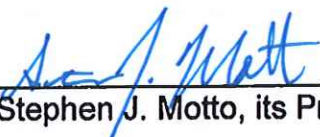
As the applicant I am familiar with all the information provided in the application and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

SALT POND APARTMENTS, LLC

Date: October 24, 2023

By: 
Stephen J. Motto, its Manager

EDGEWATER HILL ASSOCIATION, INC.

By: 
Stephen J. Motto, its President

Date: October 24, 2023

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.

SALT POND APARTMENTS, LLC

Date: October 24, 2023

By: 
Stephen J. Motto, its Manager

EDGEWATER HILL ASSOCIATION, INC.

By: 
Stephen J. Motto, its President

Date: October 24, 2023

**APPLICATION OF SALT POND APARTMENTS, LLC AND EDGEWATER HILL
ASSOCIATION, INC.
TO TOWN OF EAST HAMPTON INLAND WETLANDS AND WATERCOURSES
COMMISSION
APPLICATION FOR A SUBDIVISION REVIEW PURSUANT TO CONNECTICUT
GENERAL STATUTES §8-26 FOR THE DIVISION OF THE PREVIOUSLY
APPROVED SALT POND APARTMENTS PARCEL AT EDGEWATER HILL INTO
TWO (2) LOTS WITH NO REGULATED ACTIVITIES PROPOSED**

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

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

NORTH

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

CHECKLIST FOR A COMPLETE APPLICATION

- 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
 - 100 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
 - 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)



LAND-TECH CONSULTANTS, INC.

ENVIRONMENTAL SCIENTISTS AND ENGINEERS



NATURAL RESOURCE EVALUATION

EDGEWATER HILL MASTER PLAN PROPOSED MIXED-USE DEVELOPMENT

East High Street (CT Route 66)
East Hampton, CT

Prepared for:
Fuss & O'Neill

January 6, 2012

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1.0 EXECUTIVE SUMMARY

A master plan has been prepared for a multi-use development on property on the east side of East High Street (CT Route 66) between Lake Vista Drive and Laurel Ridge in East Hampton, CT. Along Route 66, the property supports two single-family residences, a motel complex, and associated outbuildings. The existing buildings are served by public sewer and on-site wells. The remainder of the property is largely undeveloped and consists of a relatively large area of contiguous woodland. The property is located within the DD, Design Development zone according to the East Hampton Zoning Map (9/15/1990).

The applicant is proposing a phased development of the property. Phase 1 is a mix of commercial and residential development consisting of seven sub-phases including a market square, multi-family housing, single family attached dwellings, and single family detached dwellings. Phases 2 through 5 include a mix of multi-family housing, single family attached dwellings, and single family detached dwellings.

2.0 NATURAL RESOURCES

2.1 SETTING

The 76.4 acre site is located on the east side of East High Street (CT Route 66). To the west of Route 66 is the shoreline community surrounding Lake Pocotopaug, which consists of high density residential development. The subject property is bound to the north by single family residential development along Laurel Ridge and to the southwest by Lake Vista Drive. A large undeveloped tract of forested land borders the property to the south and east.

2.2 SITE GEOLOGY

The property is underlain by Brimfield schist. Brimfield schist is gray, rusty-weathering, medium-coarse-grained interlayered schist and gneiss.

Till materials dominate the surface geology of the site. The glacial till sediments were laid down directly by glacial ice and glacial ice melt-out and are characterized by a non-sorted matrix of sand, silt, and clay with variable amounts of stones and large boulders (CTDEEP GIS Database).

Upland soils are identified as Woodbridge fine sandy loam, Canton and Charlton Soils, Charlton-Chatfield complex, Hollis-Chatfield complex, Paxton and Montauk fine sandy loams, Paxton-Urban Land complex, and Udorthents,. The wetland soils are mapped as Ridgebury, Leicester, and Whitman; poorly drained and very poorly drained soils that developed in glacial till (CTDEEP GIS).

2.3 WATERSHED

The majority of the property is located west of a ridgeline that divides the property into two sub-regional drainage basins. The larger western portion of the site lies within the Pine Brook subregional drainage basin (CTDEEP #4709). Runoff from the western portion of site drains westward to an existing 30" culvert under East High Street and then to Lake Pocotopaug.

The smaller eastern portion of the site, east of the ridgeline, drains to Cattle Lot Brook within the Dickinson Creek subregional drainage basin (CT DEEP #4708). The Pine

Brook and the Dickinson Creek subbasins are located within the Salmon River regional basin which drains to the Connecticut River.

2.4 AQUIFER PROTECTION AREA

The site is not located within a designated preliminary or final Aquifer Protection Zone as mapped by the CTDEP in the revised March 2009 Aquifer Mapping.

2.5 FEMA FLOOD ZONES

There are no mapped FEMA (Federal Emergency Management Administration) flood zones or areas of special flood hazard on the property.

2.6 UPLAND VEGETATION

The northwestern portion of the property along Route 66, is developed containing two residences and a motel complex. These areas are surrounded by typical maintained lawn and plantings/gardens. The remainder of the on-site uplands supports a contiguous hardwood dominated canopy and shrub/sapling understory. Dominant tree species include sugar maple (*Acer saccharum*), red maple (*Acer rubrum*), tulip tree (*Liriodendron tulipifera*), red, black and white oak (*Quercus rubra*, *Quercus vellutina*, *Quercus alba*), black and yellow birch (*Betula lenta*, *Betula alleghaniensis*), Shagbark and pignut hickory (*Carya glabra*, *Carya cordiformis*). The understory is predominately saplings of overstory species as well as numerous shrub and vine species. The sparse herbaceous community includes such species as Christmas fern (*Polystichum acrostichoides*), Virginia creeper (*Parthenocissus quinquefolia*), various sedges, and rose twisted-stalk (*Streptopus lanceolatus*).



2.7 CRITICAL HABITATS/SPECIES OF CONCERN

A review of the CTDEEP Natural Diversity Database (NDDDB) indicates that there are no mapped extant populations of endangered, threatened or special concern species or rare habitats on the property, however a shaded area associated with a protected or high interest species is located within one-half mile of the project site. An NDDDB review application has been filed with the CTDEEP's NDDDB. The response letter will be provided upon receipt.

2.8 WILDLIFE

The site contains a large area of contiguous upland and wetland habitats. The mosaic of uplands and wetlands in the interior of the site is expected to support diverse avian, mammal, reptile, and amphibian populations. During a site visit on August 3, 2011, a few wood frogs and one spotted salamander were observed in the wooded uplands in the vicinity of the vernal pools. The presence of these obligate vernal pool species in close proximity to the pools during the non-breeding season indicates the adjacent upland

woodlands contain the necessary habitat to support these species during the remainder of the year. More detail on the vernal pools is found in Section 3.2.

The property is connected to a large undisturbed wooded parcel to the east and south allowing for unobstructed daily and seasonal movements by wildlife. The subject parcel is bordered to north, west and southwest by dense residential development which restricts the movements of many species in these directions.

3.0 WETLAND EVALUATION

3.1 WETLAND DESCRIPTIONS

There are eight wetland systems and four vernal pools on the property. The four vernal pools are located within Wetland A. In total the wetlands comprise approximately 8.5 acres on the property. On-site wetlands consist of one very large convoluted system which is situated in the central portion of the property and seven small isolated wetlands located primarily around the property's periphery.

Wetland A

Wetland A is by far the largest wetland on the property. Wetland A is located in the central portion of the property and consists of several lobes and a highly convoluted edge which primarily follows the highly variable topography. Representative areas of the wetland were characterized in the field and discussed below.

Wetland A1 (Wetland Flags A101 to A141, B200 to B221)

The northwestern lobe of Wetland A is labeled as Wetland A1. It is pond/wetland complex consisting of a matrix of open water, emergent wetland, and wooded wetlands. The open water portions support dense mats of submerged aquatic vegetation (likely naiad), yellow pond lily (*Nuphar lutea*), various sedges, and common reed (*Phragmites australis*). The wooded wetland and riparian areas have a diverse stratified vegetative community. Common species include sassafras (*Sassafras albidum*), red maple (*Acer rubrum*), cottonwood (*Populus deltoids*), witch hazel, sweet pepper-bush (*Clethra alnifolia*), spicebush (*Lindera benzoin*), bladder sedge (*Carex intumescens*), tussock sedge (*Carex stricta*), lurid sedge (*Carex lurida*), jack-in-the-pulpit (*Arisaema triphyllum*), halberd-leaved tearthumb (*Polygonum arifolium*), cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), sphagnum moss (*Sphagnum spp.*) and violets among other species.



East of pond is a meadow/ shrub community with some standing water. The wetland is densely vegetated. Species include red maple saplings, sweet pepper-bush, high-bush blueberry (*Vaccinium corymbosum*), rubus, steeplebush (*Spiraea tomentosa*), skunk

cabbage (*Symplocarpus foetidus*), spicebush, dewberry, cinnamon fern, and hay scented fern (*Demnstaedtia punctilobula*).

The south side of wetland A-1 is an emergent marsh dominated by *Juncus* sp., various sedges, and Common reed.

Wetland Corridor between Wetland A1 & A2 (Wetland Flags A141 to 147, B221 to B226)

The narrow constriction between Wetlands A1 and A2 consists of a hillside intermittent watercourse with boulder and cobble substrate. Evidence of erosion and undercutting is



common. The stream is well shaded during the growing season. Vegetation along the banks of the stream is dominated by yellow birch (*Betula alleghaniensis*), black birch (*Betula lenta*), and red maple (*Acer rubrum*) saplings, winged euonymus (*Euonymus alatus*), Japanese barberry (*Berberis thunbergii*), poison ivy (*Toxicodendron radicans*), witch hazel (*Hamamelis virginiana*), jack-and-a-pulpit (*Arisaema triphyllum*), skunk cabbage (*Symplocarpus*

foetidus), spicebush (*Lindera benzoin*), Christmas fern (*Polystichum acrostichoides*), cinnamon fern (*Osmunda cinnamomea*), and hay scented fern (*Demnstaedtia punctilobula*).

Wetland A2 (Wetland Flags A147 to A233, B226 to B290)

Wetland A2 is a three lobed wooded wetland in the south central portion of the property. Dominant overstory species throughout the wetland include red maple, American beech (*Fagus grandifolia*), tulip tree (*Liriodendron tulipifera*), yellow birch, black birch, white ash (*Fraxinus Americana*), and American elm (*Ulmus Americana*).

Photograph to the right shows typical vegetation strata in the western lobe. The photograph was taken on August 3, 2011.



Understory species in the northern lobes include witch hazel, sweet pepper-bush, spicebush, ironwood, Japanese barberry, poison ivy, skunk cabbage, cinnamon fern, sensitive fern, sphagnum moss and violet (*Viola sp.*).

The dominant overstory canopy species in the eastern lobe include red maple, American beech, black birch, white oak, red oak, hickory, black cherry (*Prunus serotina*), and American elm. The understory is dominated by witch hazel, high-bush blueberry, ironwood, green briar, sweet pepper-bush, and cinnamon fern. The photograph to the right (taken August 3, 2011) shows a representative area within the eastern lobe.



The overstory of the southern lobe is consistent with the rest of the wetland. The herbaceous species in the southern lobe consists of Virginia creeper (*Parthenocissus quinquefolia*), stinging nettle (*Urtica dioica*), Japanese stilt grass (*Microstegium vimineum*), violet, poison ivy, skunk cabbage, smartweed (*Polygonum hydropiperoides*), various sedges, Christmas fern, cinnamon fern, hay scented fern, and sensitive fern.

Three vernal pools area clustered in the center of Wetland A2. A discussion of the vernal pools is provided in Section 3.2. A variable width channel (6 foot wide typical) carries seasonal water from the southern lobe through the western lobe of Wetland A2 and into the wetland corridor and into the southern portion of Wetland A1.

Wetland A3 (Wetland Flags A232 to A253, B290 to B304)



The proposed road crossing between wetlands A2 and A3 is a hillside drainage way with no defined channel or bank. Surface water flows easterly towards the central portion of the property. The photograph to the left was taken August 3, 2011 and faces southwest. This wetland supports an overstory canopy of black birch, tulip tree, red oak, ash, and American beech. The understory is comprised of

spice bush, Japanese barberry, Christmas fern, and cinnamon fern. Vernal pool 3 is located in this wetland.

Wetland C (Roadside Wetland)

The roadside wetland is a typical drainage ditch, located in a low area parallel to East High Street, designed to transport stormwater. The extended presence of stormwater in the ditch has led to the development of wetland soils. The wetland receives storm flows from the existing developed areas of the property discharging the flows from the north end of the ditch, to the west under Route 66. The wetland is densely vegetated within the ditch and the adjacent uplands. Species include oriental bittersweet, cattail, jewelweed, skunk cabbage, elderberry, joe-pye weed, queen Anne's lace, wormwood, ragweed, nettle, and rugosa rose.



Wetland D (Wetland Flags D400 to D408)

Wetland D is a forested wetland within a shallow depression adjacent to Wetland A-2. This wetland has characteristics and vegetation similar to Wetland A-2 and is separated from the larger wetland by a narrow band of moderately well drained soils.



Wetland E (Wetland Flags E500 to E504)

Wetland E is a small valley depression between two bedrock ridges in the southeast corner of the site. It is separated from the larger Wetland F by a narrow band of non-wetland soil (possibly fill for an old road bed). Wetland E contains saturated soils with no standing water. It is vegetated with

red maple, white ash, ironwood, Japanese barberry and Christmas fern

Wetland F (*Wetland Flags F600 to F611*)

Wetland F straddles the southern property boundary in the southeast corner of the site. Wetland F is the northern tip of a much larger wetland that extends off-site to the south. Similar to Wetland E it lies within a valley depression between two bedrock ridges. Wetland F contains seasonal standing water and is vegetated with red maple, black and yellow birch, high bush blueberry, mountain laurel, and wild grape. Off-site portions of this wetland contain areas of standing water with the characteristics of a vernal pool.



Wetland G (*Wetland Flags G700 to G706*) and **Wetland H** (*Wetland Flags H800 to H807*)

Wetlands G and H are hillside seep wetlands located on the north facing slope of the hill along the southern property boundary. These wetlands are shaded by red maple, American beech, black birch, and American elm. Understory species include, sweet pepper-bush, Japanese barberry, poison ivy, violets, Virginia creeper, Christmas fern, jack-and-a-pulpit, rubus, bittersweet, and asters.



Wetland J (*Wetland Flags J1000 to J1010*)

Wetland J is a forested wetland that is located in the northeast corner of the property within a bedrock controlled depression. Dominant vegetation includes: red maple, iron wood, black birch, yellow birch, spicebush, cinnamon fern, sensitive fern, Japanese barberry, high-bush blueberry, Virginia creeper, and Christmas fern. Mayflower, poison ivy, and white oak, and tulip tree saplings are located around the wetland edge. Boulders and exposed bedrock are common throughout the wetland.



Water stained leaves were present in August 2011.

3.2 VERNAL POOLS

A vernal pool is a small, isolated body of standing freshwater that provides breeding habitat for certain species of wildlife. There are no applicable local or state regulations defining or protecting vernal pools in East Hampton, CT, however, the criteria of a vernal pool generally accepted in the State of Connecticut is that outlined in *A Guide to the Identification and Protection of Vernal Pool Wetlands of Connecticut* published by the University of Connecticut, Cooperative Extension System. Using these criteria, a vernal pool:

- ❑ Contains water for approximately two months during the growing season;
- ❑ Occurs within a confined depression or basin that lacks a permanent outlet stream. (It is the opinion of many biologists that many vernal pools can function very well with a permanent outlet and therefore this criterion is used on a case by case basis.)
- ❑ Lacks any fish population; and
- ❑ Dries out most years, usually by late summer.

In addition to these physical characteristics, the presence of certain animal species is used to confirm the existence of a vernal pool. Some species are considered obligate (or indicator) vernal pool species meaning that they rely on vernal pools for breeding and early development. The presence of obligate species is also used to evaluate the functionality and quality of the vernal pool. These species include: spotted salamander (*Ambystoma maculatum*), Jefferson salamander (*Ambystoma jeffersonianum*), marbled salamander (*Ambystoma opacum*), wood frog (*Rana sylvatica*), eastern spadefoot toad (*Scaphiopus h. holbrookii*) and fairy shrimp (*Eubranchipus spp.*). The presence of one or more of these obligate species in a pool that meets the physical criteria, confirms the pool as a “vernal pool” and, therefore, increases the relative function or value of the pool.

Our evaluation of the vernal pools is based on two investigations. The first investigation was conducted by Fuss & O’Neill in March of 2008. Potential vernal pools were investigated using generally accepted methods to identify the presence and abundance of obligate or facultative species in the form of deposited egg masses, developing larvae or adults. Land-Tech Consultants, Inc. conducted a follow up field investigation of the pools on August 3, 2011. The focus of this investigation was to gather physical and biological data on the previously identified wetlands and vernal pools and the adjacent uplands on the property. During this ecological investigation, Land-Tech inspected the physical conditions of the identified vernal pools and noted any evidence of wetland dependant wildlife species. The following descriptions of the vernal pools incorporate the findings of both Fuss & O’Neill’s and Land-Tech’s investigations.

Vernal pools 1, 2 and 4 are clustered in the southern portion of the property within 350± feet of each other. Vernal pool 3 is located approximately 450’ south of vernal pool 2. All are within the same contiguous forest and well within the documented seasonal migration ranges for most vernal pools species, therefore, it is likely that genetic material is being shared between the four vernal pools either by the same population or by different populations that interbreed.

Vernal Pool 1



Vernal pool #1 is situated in a 1,490 ± s.f. basin located in Wetland A2. The basin is shaded by red oak, red maple, American beech, and iron wood. A small watercourse runs through the southwestern portion of the basin, therefore the vernal pool has both an inlet and outlet. During the March 2008 investigation, F&O observed five (5) spotted salamander (*Ambystoma maculatum*), and six (6) wood frog (*Rana sylvaticus*) egg masses. In addition, two adult wood frogs were observed

in amplexus. An extensive dip netting effort of the pool did not result in the identification of any marbled salamander larvae or fairy shrimp. A single four-toed salamander (*Hemidactylium scutatum*) and one spotted turtle (*Clemmys guttata*) were also observed utilizing the pool in March 2008. The pool contained approximately 10 s.f. of standing water in August 2011.

Vernal Pool 2



This vernal pool is located within a 2,430 ± s.f. basin in the southern lobe of Wetland A2. In August 2011, the pool contained stained leaves and no rooted vegetation. Vegetation surrounding the basin includes red oak, red maple and American beech. The basin contains an outlet. F&O identified three (3) spotted salamander and 17 wood frog egg masses in March 2008. An adult spotted salamander was found a couple hundred feet southwest of this pool and a wood frog was found between this pool and VP 4 during the August 2011 inspection.

Vernal Pool 3



Vernal pool #3 is approximately 1,820 ± s.f. in size and is located south of the cluster of the other three vernal pools in wetland A3. This pool shows the same characteristics as vernal pool number 2 as it is being shaded by overstory trees of red oak and red maple, and contains an outlet. F&O observed three (3) spotted salamander and over 30 wood frog egg masses in March 2008.

Vernal Pool 4

Vernal pool number four is the largest of the vernal pools at 17,020 ± s.f. and is situated within the eastern lobe of wetland A2. The depression receives water from an upland stream but contains no outlet and contains abundant microtopography. The pool contains numerous attachments sites. A small portion of the pool contained approximately 1 foot of water during the August 2011 inspection. F&O identified three (3) spotted salamander and over 160 wood frog egg masses. This suggests



that this is a well established breeding pool. The borders of the pool support red maples, elderberry, high-bush blueberry, and sweet pepper-bush. Dragonflies and green frogs were present near the basin in August 2011, indicating that this pool stays moist and supports an abundant insect population which is a primary food source for the amphibian species.

The following table summarizes the observed wildlife species associated with the vernal pools.













Table 1 – Vernal Pool Functions and Rating Category.

Vernal Pool	Observed Species in pool	Total Number of Egg Masses from Obligate Species	Notable Species Observed in the vicinity	Category according to Calhoun and Klemens
1	2 obligate 1 facultative	11		Tier 1
2	2 obligate	20		Tier 1
3	2 obligate	33+		Tier 1
4	2 obligate 1 facultative	163+		Tier 1

3.3 WETLAND EVALUATION / FUNCTION AND VALUE ASSESSMENT

The following table summarizes the principal functions and values of the site's wetlands using the US Army Corps of Engineers Highway Methodology Workbook. The evaluation is based on thirteen (13) categories established by the Corps. Wetland functions are defined as "...self-sustaining properties of a wetland ecosystem that exist in the absence of society". Values, on the other hand are defined as "...benefits that derive from either one or more functions and the physical characteristics associated with a wetland". Table 2, below describes of each of the categories of function and value. A summary of the site's wetland functions and values is presented in Table #3.

Table 2. Wetland Functions and Values

	FUNCTION	VALUE	DESCRIPTION
	GROUNDWATER RECHARGE/DISCHARGE		This function considers the potential for a wetland to serve as a groundwater recharge and/ or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where groundwater can be discharged to the surface.
	FLOODFLOW ALTERATION		This function considers the effectiveness of the wetland in reducing food damage by attenuation of floodwaters for prolonged periods following precipitation events.
	FISH AND SHELLFISH HABITAT		This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
	SEDIMENT/TOXICANT/PATHOGEN RETENTION		This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.
	NUTRIENT REMOVAL/RETENTION/TRANSFORMATION		This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes streams, rivers or estuaries.
	PRODUCTION EXPORT		This function relates to the effectiveness of a wetland to produce food or usable products for humans or other living organisms.
	SEDIMENT / SHORELINE STABILIZATION		This function relates to the effectiveness of a wetland to stabilize streambanks.
	WILDLIFE HABITAT		This function considers the effectiveness of the wetland to provide for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of observed and potential animals should be included in the wetland assessment report.
	RECREATION (CONSUMPTIVE AND NON-CONSUMPTIVE)		This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland, whereas non-consumptive activities do not.
	EDUCATIONAL / SCIENTIFIC VALUE		This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.
	UNIQUENESS / HERITAGE		This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.
	VISUAL QUALITY / AESTHETICS		This value relates to the visual and aesthetics of the wetland.
ES	THREATENED OR ENDANGERED SPECIES HABITAT		This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.

Wetland A - Pond/Wetland/Vernal Pool Complex

The pond/wetland/vernal complex is a very large wetland system with diverse habitats and vegetative communities, thereby providing many functions and values to the surrounding landscape. The large expansive system provides both groundwater recharge during low flow periods and serves to discharge groundwater. As a large wetland system in a low-lying area, with an open water component, the complex serves to store flood flows. Sediment trapping and nutrient attenuation functions are provided by the wetland due to the large contact area and dense vegetation. The wetland provides abundant wildlife habitat in its open water, vernal pool and diverse vegetative communities. Open water areas and a large frog population provides food source for stalking birds such as herons and egrets, and occasionally hawks, and mammals such as fox, skunk, and coyote. The large wetland and associated fruit and nut bearing vegetation provides foraging and primary habitat for many bird and small and large mammal species as well as amphibians and reptiles.

Wetland C

The roadside wetland, though small, provides some limited functions. Sediments and nutrients may be trapped and attenuated in the dense vegetation of the system but the wetlands small size relative to the watershed, short contact times, and limited storage potential limits these functions. The vegetation also provides limited function for production export through the production of fruits and seeds which serve as food sources for transient wildlife, however landscape position, next to a busy roadway, limits this function as well.

Wetland D, E, F & J

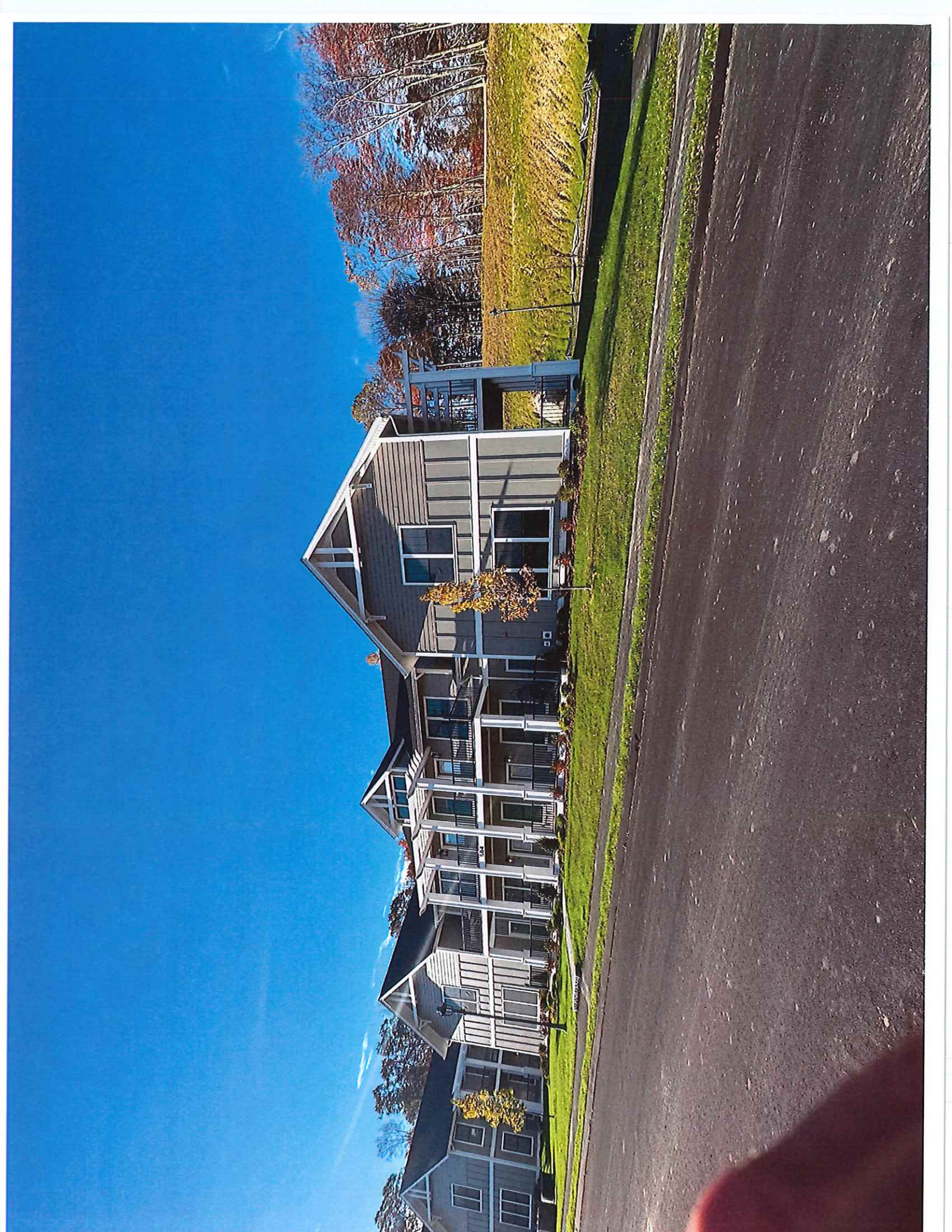
These small isolated wetland systems have similar characteristics and wetlands functions. The wetlands provide both groundwater recharge during dry periods and serves to discharge groundwater during wet periods. These wetlands have a limited ability to trap sediments and attenuate nutrients as they capture upland runoff from surrounding areas. These wetlands provide wildlife habitat in association with large contiguous surrounding forested areas. Fruit and nut bearing vegetation provides foraging and habitat for bird and small and large mammal species.

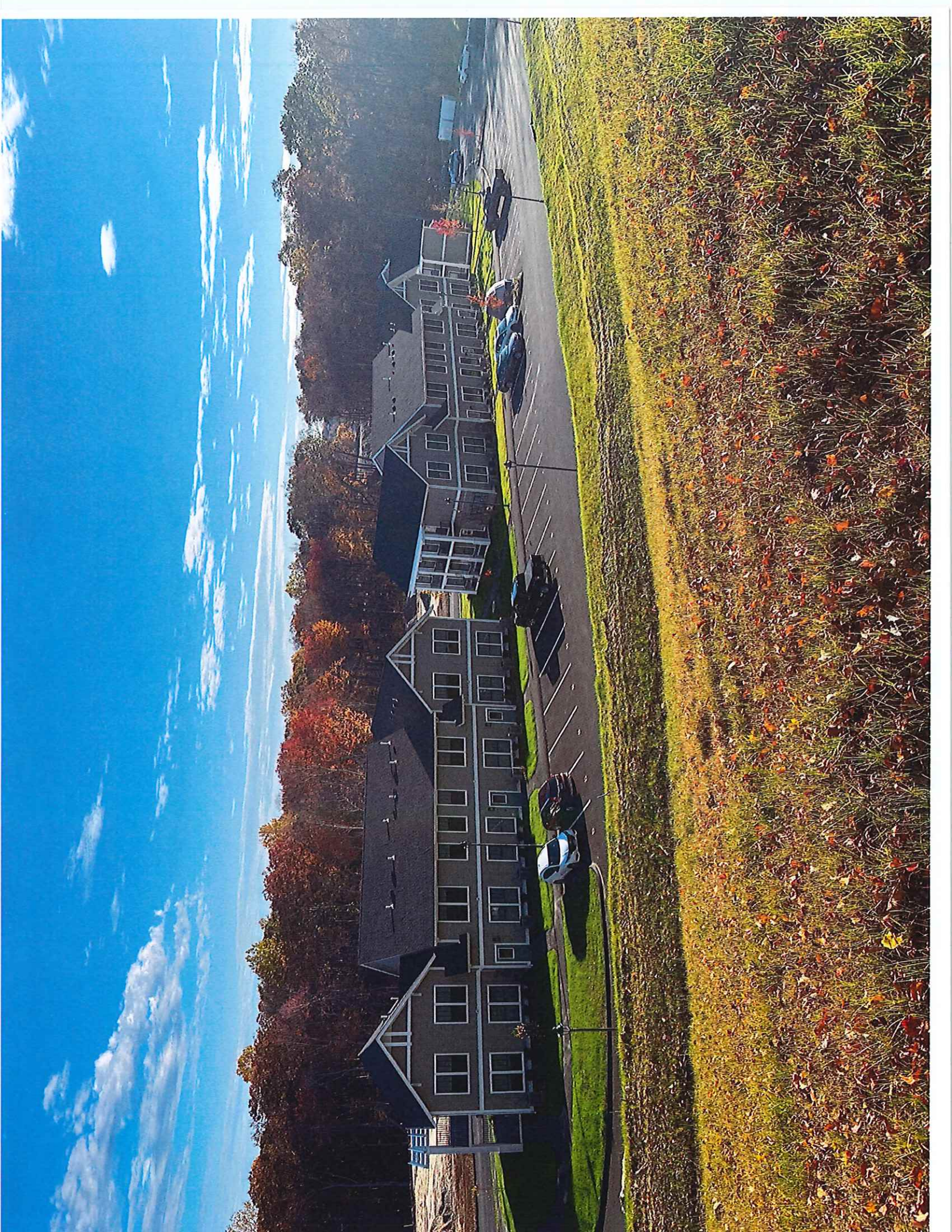
Wetland G and H

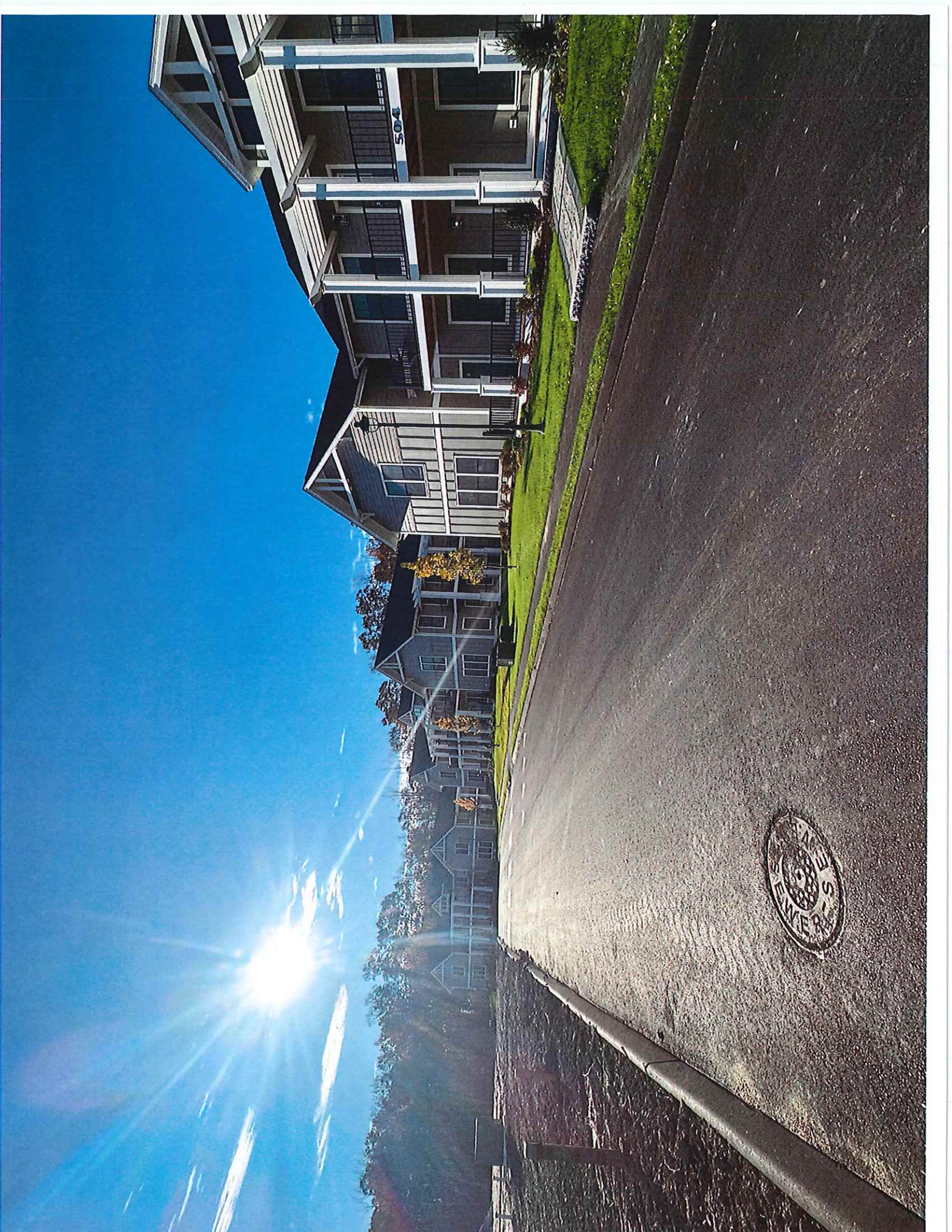
These hillside seep wetlands have limited functions due to their small size and hillside landscape position. The primary functions of these hillside seeps is groundwater discharge.

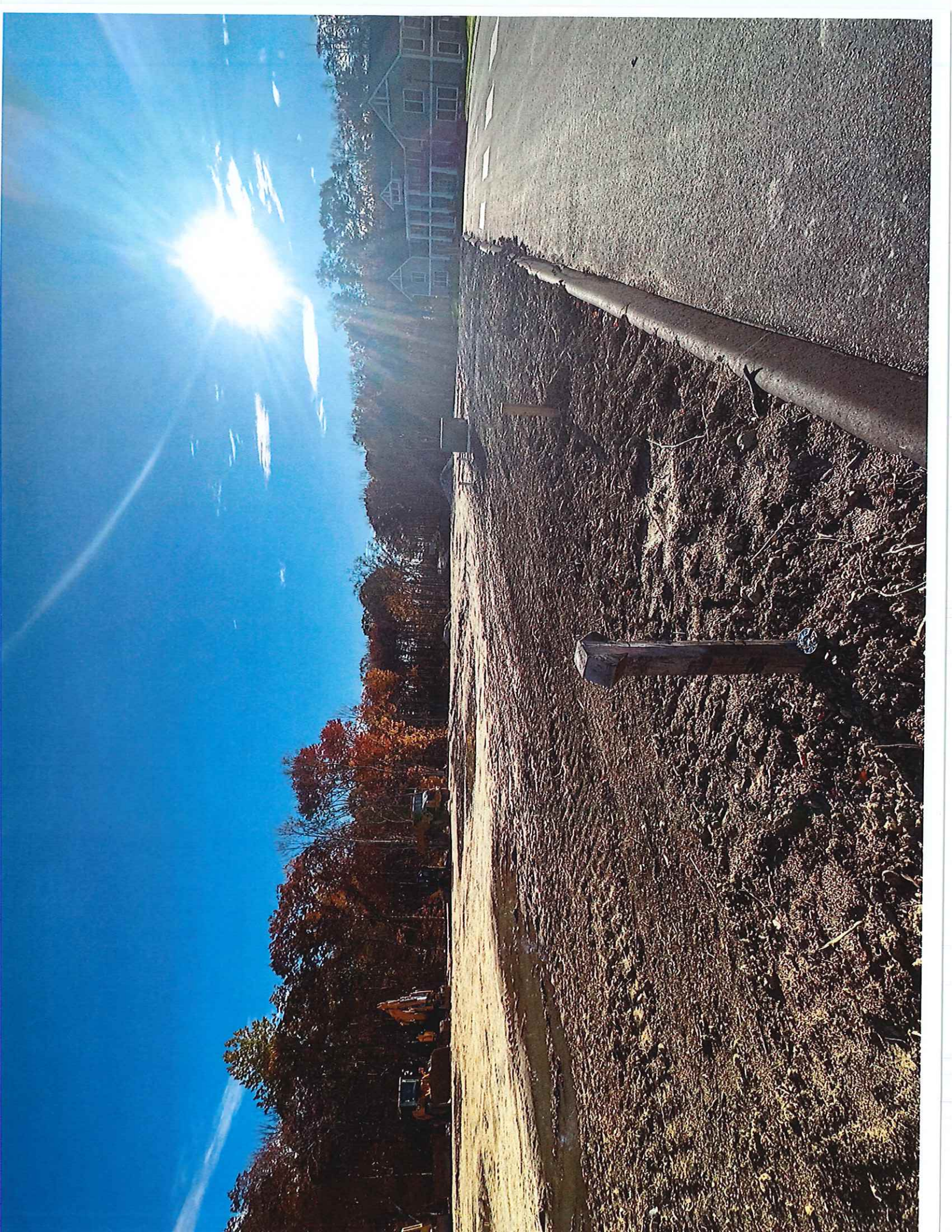
4.0 REFERENCES

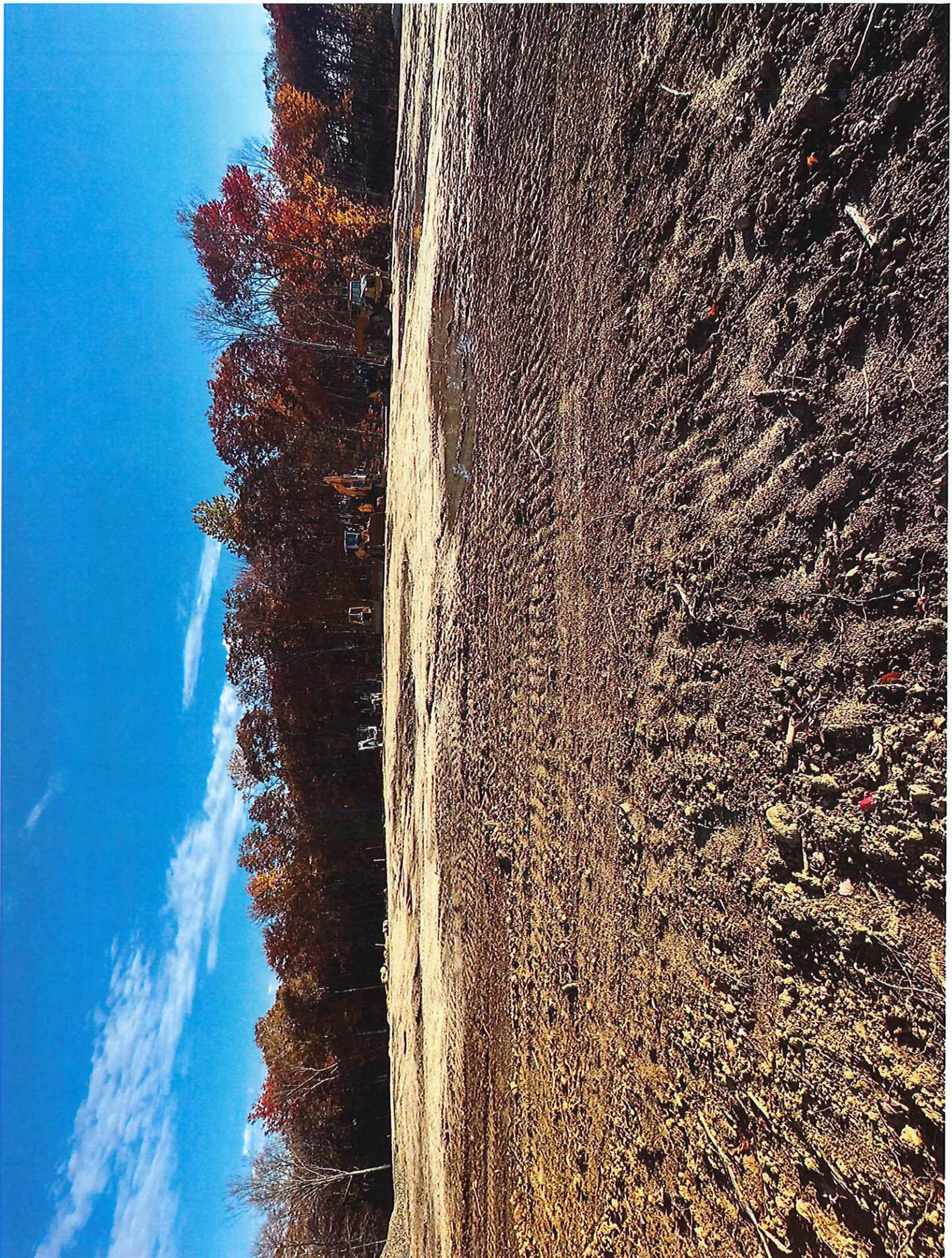
- U.S. Army Corps of Engineers, New England Division. November 1995. The Highway Methodology Workbook Supplement: Wetland Functions and Values, A Descriptive Approach.
- Callhoun, A. J. K. and M. W. Klemens. 2002. Best development practices: Conserving pool-breeding amphibians in residential and commercial developments in the northeastern United States. MCA Technical Paper No. 5, Metropolitan Conservation Alliance, Wildlife Conservation Society, Bronx, New York.
- CTDEP GIS Database. Connecticut Department of Environmental Protection, Hartford, CT.













Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): East Hampton
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Moodus or number: 69
subregional drainage basin number: 4709
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Salt Pond Apartments, LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Edgewater Circle
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
Subdivision review only, no regulated activities.
- ACTIVITY PURPOSE CODE (see instructions - one code only): C
- ACTIVITY TYPE CODE(S) (see instructions for codes): N/A - Subdivision review only., _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 6.86 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

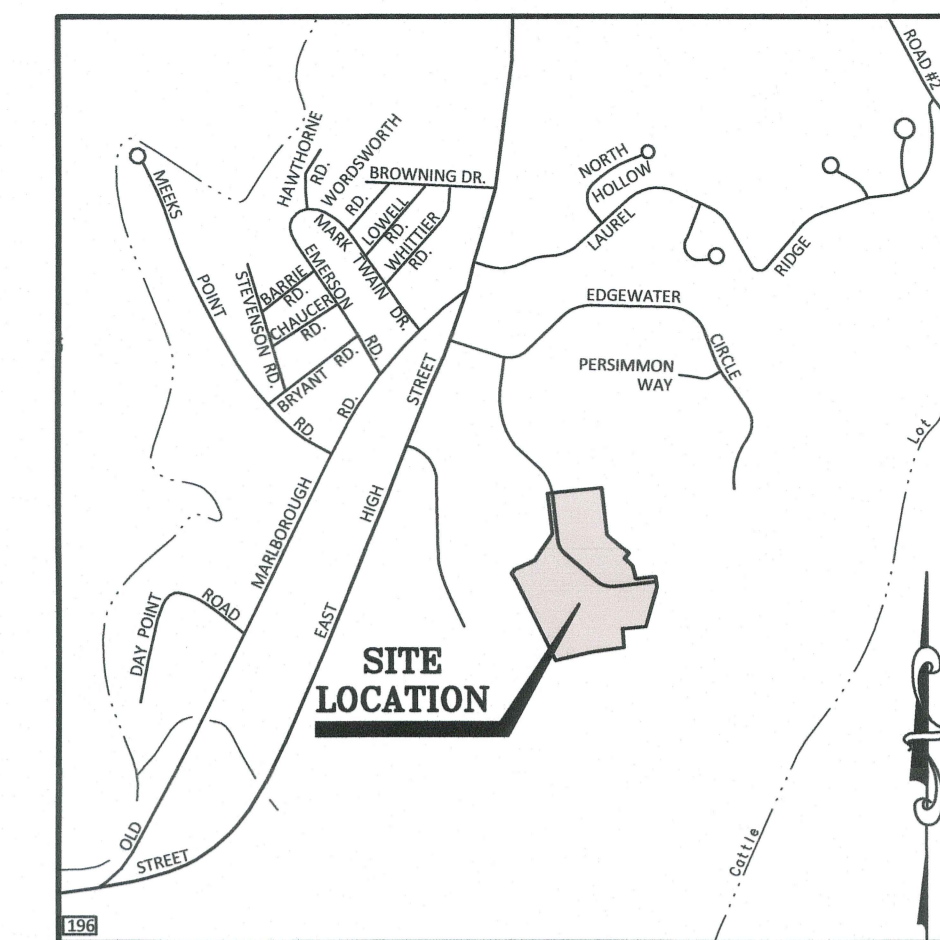
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

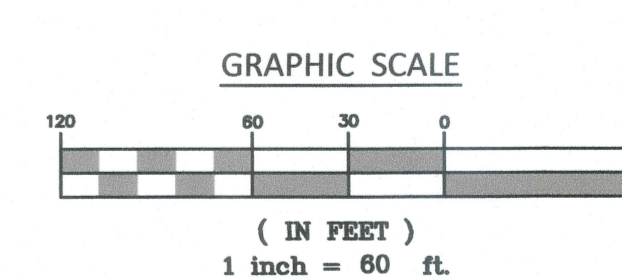
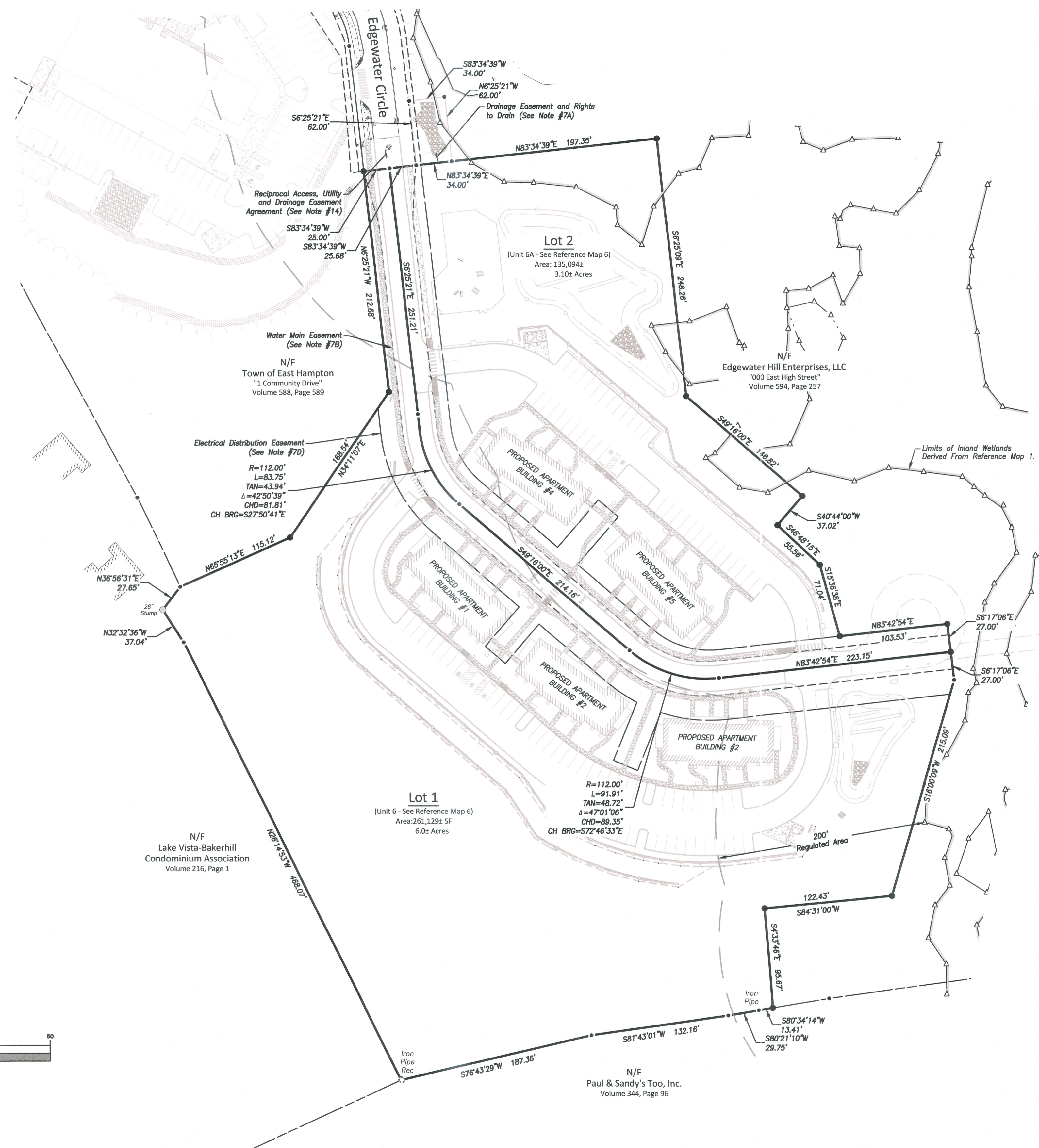
FORM CORRECTED / COMPLETED: YES NO



LOCATION MAP
 SCALE: 1"=1000'

LEGEND & ABBREVIATIONS

- ± MORE OR LESS
- TYP TYPICAL
- SF SQUARE FEET
- REC RECOVERED
- CL&P CONNECTICUT LIGHT AND POWER
- N/F NOW OR FORMERLY
- ANGLE POINT
- IRON PIPE OR REBAR
- REBAR OR DRILL HOLE TO BE SET



SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A RESUBDIVISION PLAN BASED ON RESURVEY FOR THE PROPERTY BOUNDARY AND CONFORMS TO HORIZONTAL CLASS "A-2" ACCURACY STANDARDS. IT IS INTENDED TO BE USED FOR MUNICIPAL PERMITTING PURPOSES.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON REFERENCE MAP 1.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- SHADED BACKGROUND DATA PER REFERENCE MAP 3 AND IS CURRENTLY UNDER CONSTRUCTION. PREVIOUSLY APPROVED BY THE TOWN OF EAST HAMPTON, PLANNING AND ZONING COMMISSION SPECIAL PERMIT PZC-21-003, INLAND WETLANDS COMMISSION APPLICATION IW-20-035.
- LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON OCTOBER 23, 2023.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A WARRANTY DEED FROM EDGEWATER HILL ENTERPRISES, LLC, EDGEWATER HOMES I, LLC, EDGEWATER HILL PROPERTIES AND EDGEWATER APARTMENTS TO SALT POND APARTMENTS, LLC RECORDED JUNE 4, 2021 IN THE TOWN OF EAST HAMPTON LAND RECORDS VOLUME 619 PAGE 1.
- SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES AND EASEMENTS BUT NOT LIMITED TO:
 - A. DRAINAGE EASEMENT OVER LANDS OF EDGEWATER HILL ENTERPRISES, LLC, VOLUME 619, PAGE 1.
 - B. WATER MAIN EASEMENT IN FAVOR OF THE CONNECTICUT WATER COMPANY, VOLUME 632, PAGE 43.
 - C. ACCESS EASEMENT IN FAVOR OF THE CONNECTICUT WATER COMPANY VOLUME 632, PAGE 48.
 - D. ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY D/B/A EVERSOURCE ENERGY VOLUME 632, PAGE 196.
 - E. AMENDMENTS TO THE DECLARATION OF EDGEWATER HILL, VOLUME 641, PAGE 458.
- INLAND WETLANDS DEPICTED HEREON WERE DERIVED FROM REFERENCE MAP 1.
- THE SUBJECT PARCEL LIES IN THE MUDD ZONING DISTRICT.

REFERENCE MAPS

- PROPERTY SURVEY, RESUBDIVISION PLAN, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, SCALE: 1"=80', DATED: MAY 2020, LAST REVISED: AUGUST 5, 2020, JOB I.D. NO. 20-2795-3, SHEETS 1 & 2 OF 2, PREPARED BY BOUNDARIES LLC.
- SITE DEVELOPMENT PLANS, SALT POND APARTMENTS AT EDGEWATER HILL, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, 000 EAST HIGH STREET (CT ROUTE 86) EAST HAMPTON, CONNECTICUT, DATED: DECEMBER 2020, LAST REVISED MARCH 8, 2021, SHEETS 1-23, PREPARED BY BOUNDARIES LLC.
- EASEMENT MAP, PROPOSED UTILITY EASEMENT OVER LANDS OF EDGEWATER HILL PROPERTIES, LLC, EDGEWATER HILL ENTERPRISES, LLC, AND THE TOWN OF EAST HAMPTON, EAST HIGH STREET - EAST HAMPTON, CONNECTICUT, SCALE: 1"=40', DATED: NOVEMBER 2018, LAST REVISED: DECEMBER 10, 2018, JOB I.D. NO. 17-2524-5, PREPARED BY BOUNDARIES LLC.
- PROPERTY SURVEY, FREE SPLIT PLAN, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, EAST HIGH STREET EAST HAMPTON, CONNECTICUT, SCALE: 1"=40', DATED: FEBRUARY 2018, JOB I.D. NO. 17-2524-5, PREPARED BY BOUNDARIES LLC.
- EXHIBIT A-3 PLANNED COMMUNITY DEVELOPMENT COMMON INTEREST COMMUNITY, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, EAST HIGH STREET (CT ROUTE 86) & EDGEWATER CIRCLE, EAST HAMPTON, CONNECTICUT, DATED: SEPTEMBER 2020, LAST REVISED: MARCH 8, 2021, JOB I.D. NO. 20-2827, SHEETS 1-14, PREPARED BY BOUNDARIES LLC.
- EXHIBIT A-3 AMENDMENT TO DECLARATION OF COMMON INTEREST COMMUNITY, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, EAST HIGH STREET & EDGEWATER CIRCLE, EAST HAMPTON, CONNECTICUT, DATED: APRIL 2023, JOB I.D. NO. 20-2827-1 SHEETS 1-2, PREPARED BY BOUNDARIES LLC.
- COMPILATION PLAN, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY DBA EVERSOURCE ENERGY, ACROSS THE PROPERTY OF EDGEWATER HILL ENTERPRISES, LLC, AND THE TOWN OF EAST HAMPTON, EAST HIGH STREET (CT ROUTE#86) - EAST HAMPTON, CONNECTICUT, FILE NUMBER: E9023, SCALE: 1"=40', DATED: MARCH 2019, LAST REVISED: MAY 29, 2019 JOB I.D. NO. 17-2524-5, PREPARED BY BOUNDARIES LLC.
- EASEMENT MAP, PROPOSED UTILITY EASEMENT MODIFICATIONS OVER LANDS OF SALT POND APARTMENTS, LLC, 100 EDGEWATER CIRCLE, EAST HAMPTON, CONNECTICUT, SCALE: 1"=40', DATED: DECEMBER 2021, JOB I.D. NO. 20-2853, PREPARED BY BOUNDARIES LLC.



"APPROVED BY THE TOWN OF EAST HAMPTON PLANNING AND ZONING COMMISSION"

"APPROVED BY THE TOWN OF EAST HAMPTON INLAND WETLANDS AND WATERCOURSES COMMISSION"

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

DATE OF COMPLETION OF ALL WORK

SIGNATURE OF CHAIRMAN OR SECRETARY

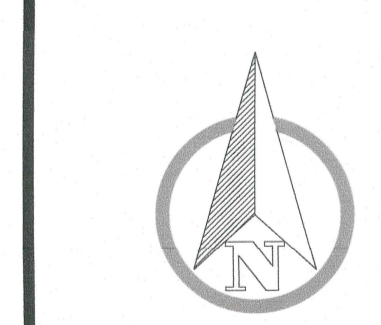
DATE

SIGNATURE OF CHAIRMAN OR SECRETARY

DATE

JOHN U. FAULISE JR., L.S. 70016 10/26/23
 LICENSE NO. DATE

Property Survey
 Resubdivision Plan
 Prepared for
Salt Pond Apartments, LLC
 Edgewater Circle - East Hampton, Connecticut



SCALE: 1" = 60'
 DATE: October 2023
 JOB I.D. NO. 20-2853-2

SHEET NO.

1
 1