

Narrative

The purpose of this application is to propose construction of a single family residence on a building lot established in 1949. The neighborhood has been developed at moderate density around this vacant lot. The applicant will comply with zone standards as well as inland wetlands regulations and utilize best management practices to control erosion and sedimentation during construction and to manage stormwater over the long term. Sewer connection has been deemed feasible by the East Hampton WPCA. A well is proposed. Public water supply is not available.

(1.) Prevent or Minimize Pollution or other Environmental Damage

To minimize environmental impact the following are proposed. Connection to the municipal sewer system, as is typical in the neighborhood, is proposed. During construction silt fencing is proposed. To control runoff in the Lake Pocotopaug overlay district, specifically with regard to the unnamed brook across the street, stormwater from the structure will be directed to double infiltration galleries sized to receive the runoff. To limit impervious cover pervious pavers are proposed for the driveway and for the patio. Disturbed soil areas will be stabilized within two days of disturbance.

(2.) Maintain or Enhance Existing Environmental Quality

No impact to wetlands will result from the proposed activity. The road bed of Navajo Trail largely insulates the lot from impact on the unnamed brook across the street. Permanent stormwater measures and pervious paving control impact from runoff.

(3.) Restore, Enhance, Create Productive Wetlands or Watercourses

No activity in a wetland or watercourse is proposed. Protective measures in the 200-foot upland review zone are noted in (1.) above.

- (a.) The sequence of construction operations are shown on the site plan. Construction will occur in a single phase.
- (b.) Drainage computations for infiltration gallery sizing are noted on the site plan.
- (c.) The unnamed brook across the street is shown on the site plan with flow arrows.
- (d.) The construction sequence is noted on the site plan. Construction will occur in a single phase. The Lake Pocotopaug overlay district prohibits construction from October 1st to May 30th. Construction must be completed before the October 1st closure.
- (e.) Pictures are provided.
- (6.) House size and impervious surfaces are minimized. The only lesser activity alternative is the “no build” option.