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Wetland Application for activities in the
Upland Review Area
25 Spellman Point Road
East Hampton, CT

Application item #5 – Narrative

This site is located at 25 Spellman Point Road and contains 22,949 +/- s.f. (0.53 ac) of land. It is situated on the west side of the road and abuts Lake Pocotopaug on its western border. The parcel abuts other single family homes to the north and south. The site currently contains one single family home.

The applicant intends to raze the existing house and construct a new house in the same general vicinity. The house is designed with a walkout basement to minimize grading and blend the structure into the existing topography. Very little cut/fill grading is needed. The topographic information was developed from an accurate field survey to ensure minimal land grading.

To minimize impacts to Lake Pocotopaug, the following measures have been incorporated into the plan:

- The driveway will be constructed using concrete block pavers which allow infiltration of surface water into the underlying soils. This measure will be used as a Low Impact Development (LID) technique.
- The existing concrete walk leading to the lake will be removed and reconstructed using concrete block pavers. This will allow infiltration of surface water into the underlying soils. This measure will also be used as a Low Impact Development (LID) technique.
- The roof runoff will be directed to underground infiltration units. This will prevent roof runoff from causing erosion of the ground surface.
- The plan requires a temporary sediment barrier (silt fence/hay bale) to contain sediments from erosion during construction
- The lowest footing elevation of the new home has been set above the high water elevation of the lake.

Application Item #6 – Alternatives

The proposal does not include any direct impacts to wetlands or watercourses. The design process included developing a house design that fit into the landscape and minimized site grading. In addition, the plan includes LID Techniques as outlined above to mitigate potential impacts. These include various infiltration practices.