



Office Use Only

Project# 1W-23-021

Address: 5 Clearwater Condo

MBL: 10A/80/5/3

RECEIVED
SEP 20 2023
TIME Walkin

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: 9/18 - Jeremy - 8:30 AM

SCANNED

I certify that this application is complete:

Signature of Applicant: [Signature] Date: 9-20-23

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: 135.00 CK# 1498
 Date Approved: _____ Permit Number: _____
 Public Hearing: YES NO Agent Approval: YES NO

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 TIME Walkin

TOWN OF EAST HAMPTON
 INLAND WETLANDS & WATERCOURSES AGENCY

Date: 9/18/2023

1. Name of Applicant* Peter Guastamachio Email: peter@premierpropertygroup.com
 Phone Numbers: Home 860-918-4216, Business _____, Cell 860-918-4216
 Home Address: Street 52 Pratt Street Town East Hampton State/Zip CT
 Business Address: Street _____ Town _____ State/Zip _____

* 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): Same Phone 860-918-4216
 Address: Street 5 Clearwater Lane Town East Hampton State/Zip CT

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: Peter Guastamachio, Signature: _____, Date: _____

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

4. Site Location and Description: Assessor's Map _____, Block _____, Lot _____
 Address: Street 5 Clearwater Lane Town East Hampton State/Zip CT 06416

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: 200 acres or sq. ft.
 Area of Watercourse to be disturbed: _____ acres or sq. ft.
 Area of Upland Review Area to be disturbed: _____ acres or sq. ft. (Area within 100' of wetland)
TOTAL AREA OF DISTURBANCE 200 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 _____
 Description of soil types on site: _____
 Description of wetland vegetation: _____
 Name of Soil Scientist and date of survey: N/A

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.

Attach plans showing all alternatives considered.

Deck expansion drawing attached

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 N/A 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: _____ (Make check payable to "The Town of East Hampton")

11. Name of Erosion Control Agent (Person Responsible for Compliance): _____
Contractor of Peter Guastamachio
Cell 860-918-4218 Home _____ Business _____
Address: Street _____ Town _____
State/Zip _____

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

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: Peter Guastamachio Signature: [Signature], Date: 9-20-23

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

September 2023

East Hampton Building Department

To whom it may concern,

The Clearwater Condominium Association, and unit owners have approved the approximately 200 sq ft, deck expansion on Unit 5 on Association land, once the appropriate approvals from the Town of East Hampton, CT have been received.

The unit owner, Peter Guastamachio has submitted a drawing of the deck expansion to be built in accordance with East Hampton building codes which is submitted with this wetlands application.

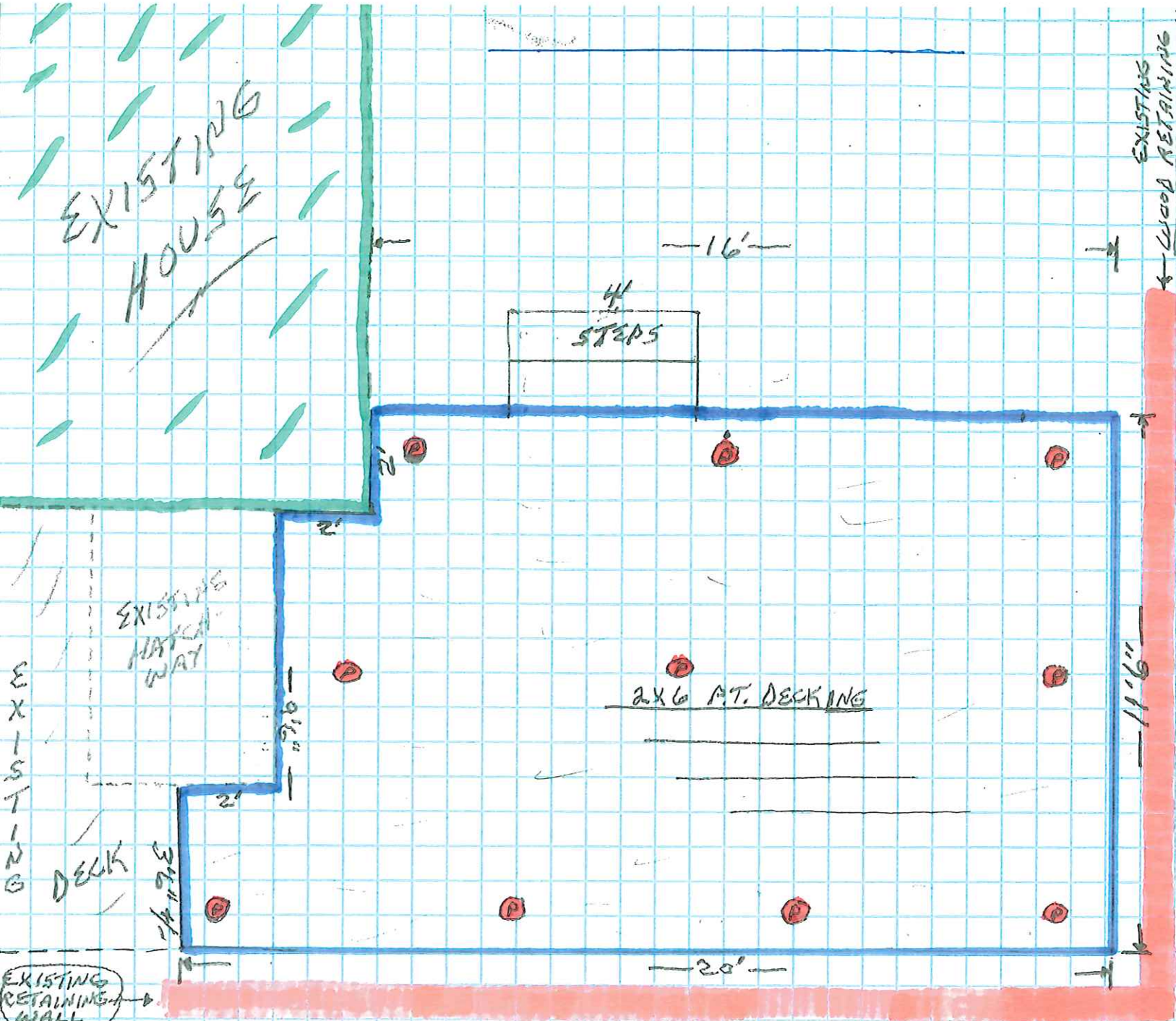
If a silt fence is required during the construction phase, the unit owner or contractor will install a temporary silt fence.

Thanks for your consideration,



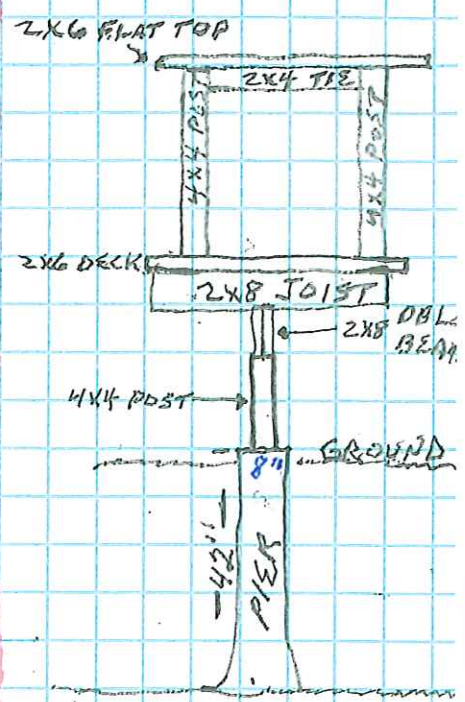
Vice President

For Clearwater Condo Association. Inc.



- ALL P.T. MAT'S
 CONCRETE
 (P) PIERS 8" DIA X 42"
 (IN SONO-TUBE)
 3- 2X8 JOIST
 2X8 DBL SUPPORT BEAMS
 4X4 SUPPORT POST
 36" 4X4 RAILING POST
 2X4 TOP TIE
 2X6 FLAT TOP
 2X2 PIE 5" OR

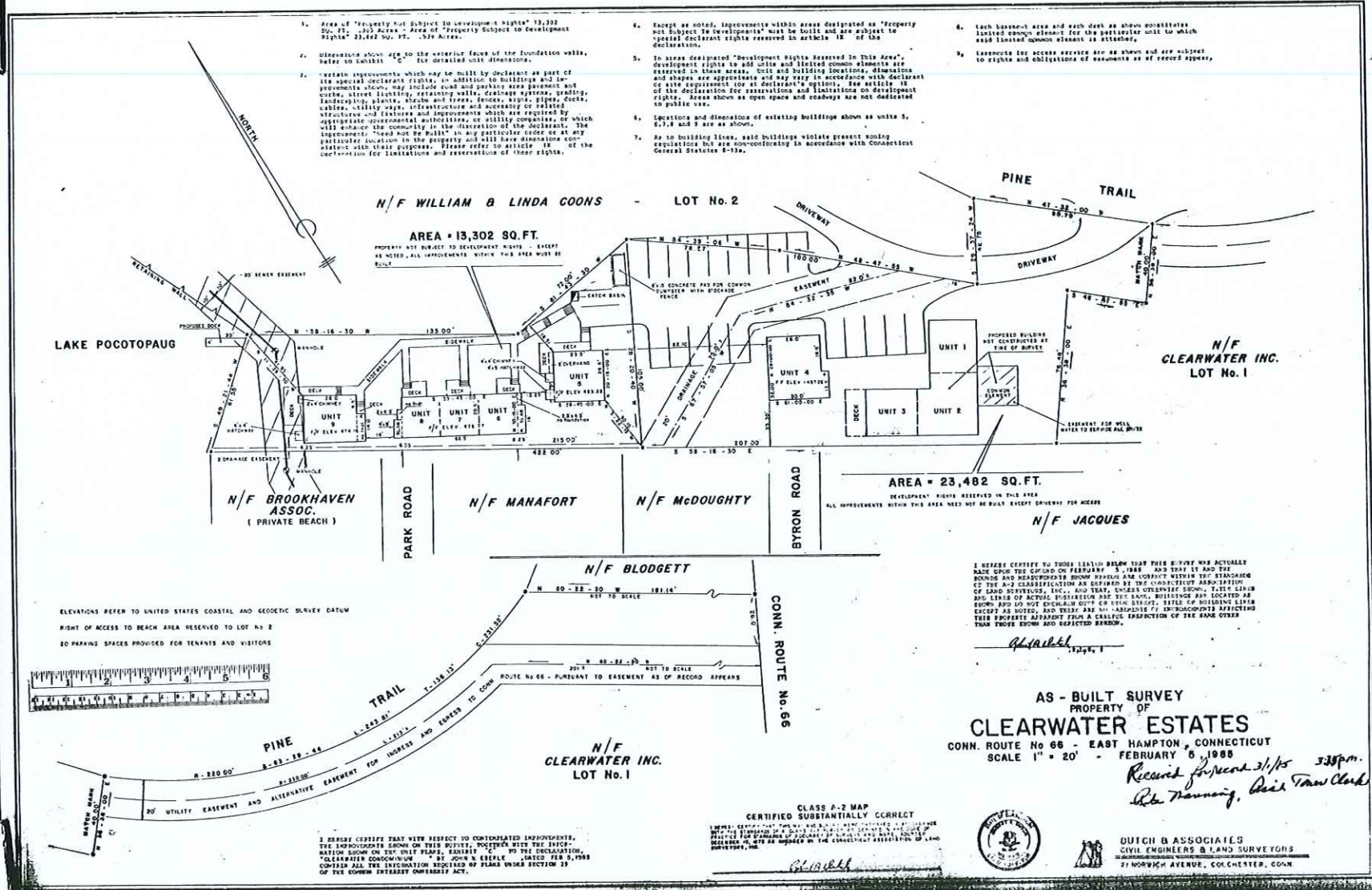
SIDE PROFILE



- HOUSE
- NEW DECK
- RETAINING WALL (8' X 8')
- PIERS

SCALE
 1" = 3'

BK: 33 PG: 59 10/18/1985 MAP Image: 1 of 1



- Area of "Property Not Subject to Development Rights" 13,302 Sq. Ft. - 303 Acres. Area of "Property Subject to Development Rights" 23,482 Sq. Ft. - 538 Acres.
- Dimensions shown are to the exterior faces of the foundation walls, refer to Exhibit "C" for detailed wall dimensions.
- Certain improvements which may be built by declarant as part of its special declarant rights, in addition to buildings and improvements shown, may include road and parking area pavement and curbs, street lighting, retaining walls, drainage systems, grading, landscaping, plants, shrubs and trees, fences, signs, pipes, ducts, cables, utility poles, infrastructure and necessary or related structures and fixtures and improvements which are required by which will enhance the community in the discretion of the declarant. The improvements "need not be built" in any particular order or at any particular location in the property and will have dimensions consistent with their purposes. Please refer to article 18 of the declaration for limitations and reservations of these rights.
- Except as noted, improvements within areas designated as "Property Not Subject to Development Rights" must be built and are subject to special declarant rights reserved in article 18 of the declaration.
- In areas designated "Development Rights Reserved in This Area", development rights to add units and limited common elements are reserved in these areas. Unit and building locations, dimensions and shapes are appropriate and may vary in accordance with declarant or site requirements (per at declarant's option). The article 18 of the declaration for reservations and limitations on development rights. Areas shown as open space and easements are not dedicated to public use.
- Locations and disposition of existing buildings shown as units 1, 4, 7, 8 and 9 are as shown.
- As to building lines, said buildings violate present zoning regulations but are non-conforming in accordance with Connecticut General Statutes 8-130.
- Each basement area and each deck as shown constitutes limited common element for the particular unit to which said limited common element is attached.
- Easements for access services are as shown and are subject to rights and obligations of easements as of record appear.

ELEVATIONS REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM
RIGHT OF ACCESS TO BEACH AREA RESERVED TO LOT No. 2
20 PARKING SPACES PROVIDED FOR TENANTS AND VISITORS



I HEREBY CERTIFY THAT WITH RESPECT TO CONTIGUOUS IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS SURVEY, POSITIVE WITH THE BOUNDARIES SHOWN ON THE ONLY PLANS, EXHIBIT C TO THE DECLARATION, "CLEARWATER COMMONS" BY JOHN W. BUCKLE DATED FEB 5, 1985 COVERED ALL THE INFORMATION REQUIRED BY PLANS UNDER SECTION 31 OF THE COMMON INTEREST OWNERSHIP ACT.

I HEREBY CERTIFY TO THOSE LISTED BELOW THAT THIS SURVEY WAS ACTUALLY MADE SINCE THE CLOSING ON FEBRUARY 5, 1985 AND THAT IT AND THE BOUNDS AND READJUSTMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF THE A-2 CLASSIFICATION AS REQUIRED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND THAT, UNLESS OTHERWISE SHOWN, THE LINES AND CORNERS OF ACTUAL POSSESSION ARE THE BASIS. BUILDINGS AND LOCATIONS SHOWN ARE NOT ENCLAVED OUT OF THIS SURVEY. TITLE OF HOLDINGS LISTED HEREON IS NOT TO BE CONSIDERED AS A BASIS FOR THE SURVEY. ANY DISCREPANCIES BETWEEN THIS PROPERTY APPARATUS FROM A CAREFUL INSPECTION OF THE SAME OTHER THAN THOSE SHOWN AND REJECTED HEREOF.

AS - BUILT SURVEY
PROPERTY OF
CLEARWATER ESTATES
CONN. ROUTE No 66 - EAST HAMPTON, CONNECTICUT
SCALE 1" = 20' - FEBRUARY 6, 1985

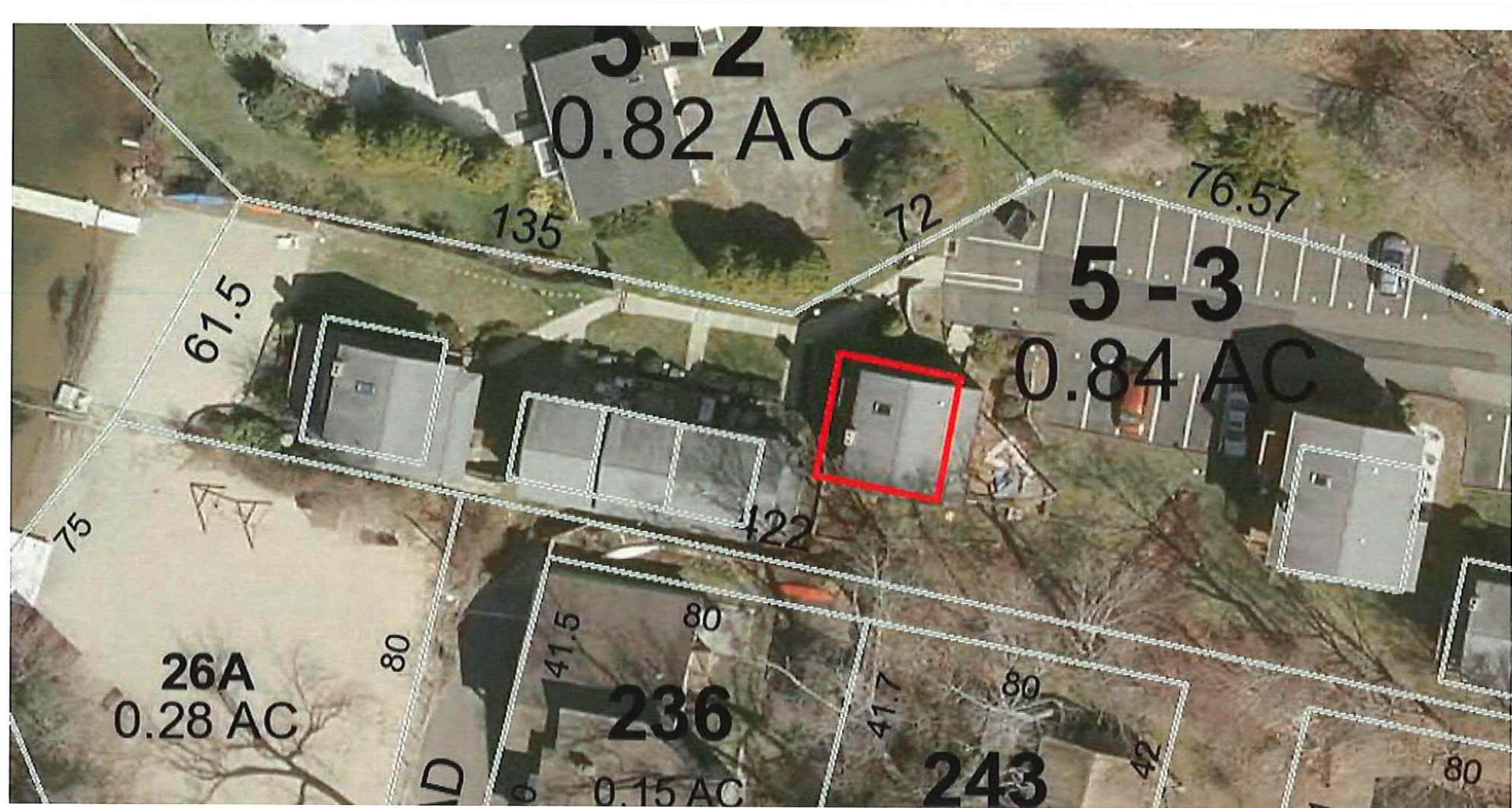
*Record for record 3/1/85 3:30pm.
Rita Manning, Paul Tom Clark*

CLASS A-2 MAP
CERTIFIED SUBSTANTIALLY CORRECT
LIMITED WARRANTY: THE SURVEYOR'S LIABILITY IS LIMITED TO THE PRICE OF HIS SERVICES AND THE COST OF REVISIONS AND CORRECTIONS OF THE SURVEY, AND NOT TO THE CONSTRUCTION OF THE PROJECT OR THE VALUE OF THE PROPERTY.



DUTCH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
31 NORWICH AVENUE, COLCHESTER, CONN.

3/1/85



5-2
0.82 AC

5-3
0.84 AC

26A
0.28 AC

236
0.15 AC

243

61.5

135

72

76.57

75

422

80

41.5

80

41.7

80

42

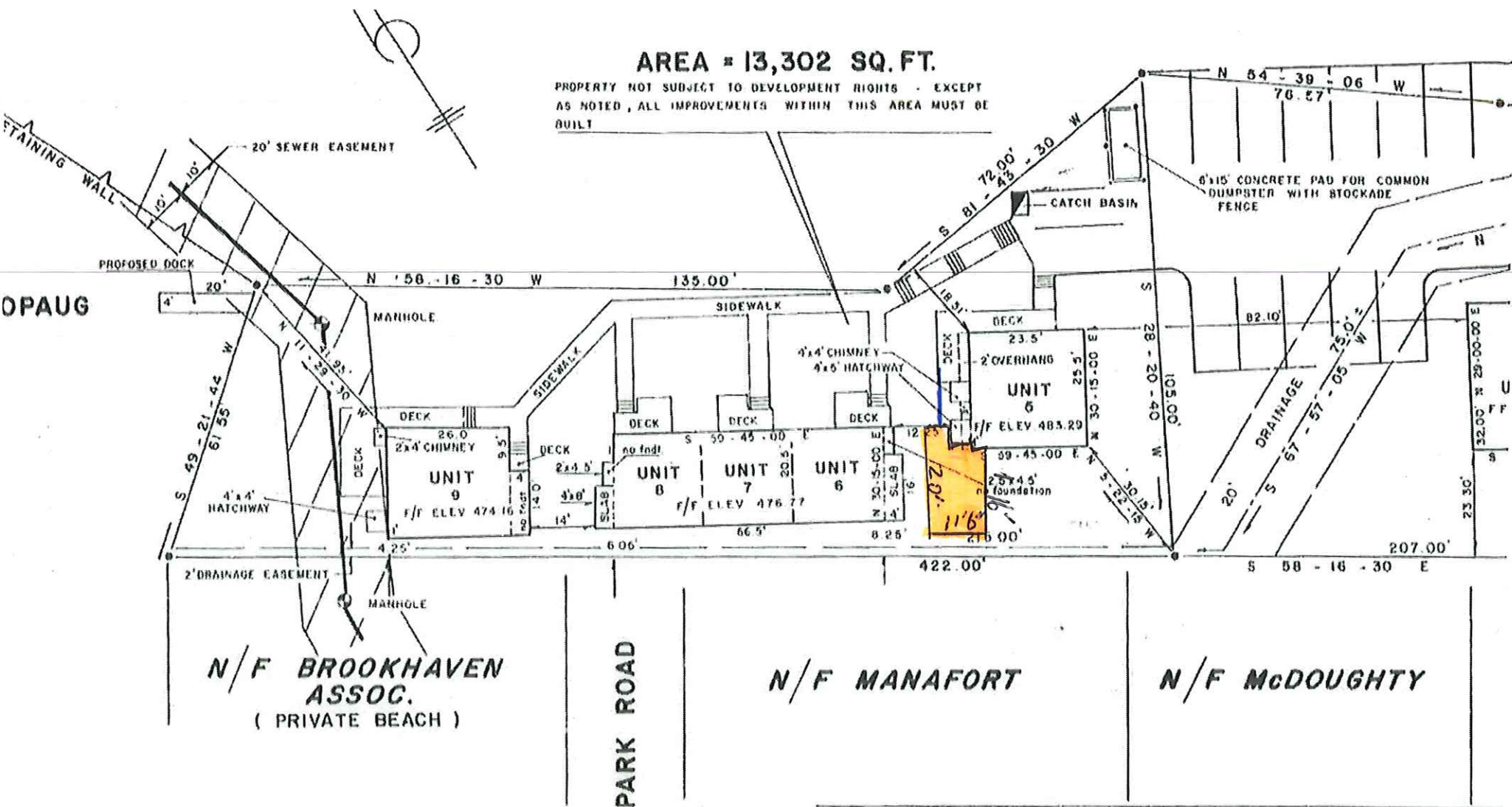
80

D

6

AREA = 13,302 SQ. FT.

PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS - EXCEPT AS NOTED, ALL IMPROVEMENTS WITHIN THIS AREA MUST BE BUILT



OPAUG

N/F BROOKHAVEN ASSOC.
(PRIVATE BEACH)

PARK ROAD

N/F MANAFORT

N/F McDOUGHTY

From: [Peter Guastamachio](#)
To: [pbz-counter](#)
Subject: IWWA 5 Clearwater narrative as requested
Date: Sunday, September 24, 2023 6:29:01 PM

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Remember to hover over any links and if you suspect the email is not legitimate or a phishing email, please contact Tom McMahon at x3363.

To whom it may concern: We are requesting approval to enlarge our deck by 11.5 X 20 feet or 230 SF. In order to complete this addition we will be removing approximately 60 SF of our existing deck, for a net addition of 170 SF. This addition will require 10 total 4X4 posts with concrete piers, of which 2 are already existing, for a net of 8 additional posts and piers.

We will install a silt fence during construction and have excess material removed from the premises after construction is completed.

Please acknowledge receipt of this information.

Thank You!
Peter Guastamachio
peter@premierpropertygroupllc.com
Premier Property Group LLC
52 Pratt St
Glastonbury, Ct 06033

On Sep 21, 2023, at 8:41 AM, pbz-counter <pbz-counter@easthamptonct.gov> wrote:

Our office received IWWA application for deck. We need the following for the application to be complete:

1. Number 5 on application: "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"
2. Proposed deck expansion noted on site plan provided.

Please submit these items asap via email or drop off.

IWWA meeting is September 27, 2023 6:30 at the Town Hall Room 107 or ZOOM (link will be emailed or you can find it on Agenda)

Either the property owner, contractor or representative should present proposed plans at the meeting.

Thank you,

Town of East Hampton Land Use
1 Community Drive
East Hampton, CT 06424
Tel: 860-267-9601
Hours: Mon, Wed, Thurs 8:00 am – 4:00 pm
Tues 8:00 am -6:30 pm
Friday 8:00 am – 12:30 pm

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the Town of East Hampton and will be accessible to the public unless exempted by law.<siteplan.pdf>

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