



APPLICATION # 21-580

**INLAND WETLANDS PERMIT APPLICATION**

**Easton Conservation Commission Inland Wetlands Agency**  
**225 Center Rd.**  
**Easton, CT 06612**  
Phone (203) 268- 6291 Fax (203) 268- 4928

This application is for permission to conduct regulated activities in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Easton.

GEOGRAPHICAL LOCATION OF PROPERTY 27 Old Oak Lane

ASSESSOR'S MAP # 550 BLOCK 2A LOT# 33

NAME OF APPLICANT: Pete Romano / LANDTECH

HOME ADDRESS: P.Romano@Landtechconsult.com

BUSINESS ADDRESS: 518 Riverside Avenue Westport CT

HOME PHONE # \_\_\_\_\_ BUSINESS # 203.454.2110 CELL # \_\_\_\_\_

PREFERRED CONTACT: \_\_\_ Home  Business \_\_\_ Cell

NAME OF PROPERTY OWNER: 27 Old Oak Rd LLC

HOME ADDRESS: 27 Old Oak Road Easton CT 06612

BUSINESS ADDRESS: \_\_\_\_\_

HOME PHONE # \_\_\_\_\_ BUSINESS # \_\_\_\_\_ CELL # \_\_\_\_\_

TOWN LAND RECORDS, OWNERSHIP OF PROPERTY: VOLUME: 686 PAGE: 1015

1. EXISTING CONDITIONS (Describe existing property structures.)

**Single family residence**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. PROJECT DESCRIPTION (Describe EACH proposed activity.)

Proposed new single family residence, driveway, pool, pool cabana, barn, and patio.

The property owner is proposng to construct a new home for his family. The site improvements will include the new dwelling, driveway, pool, pool cabana, barn, patio, and associated site improvements.

3. PURPOSE OF PROPOSED ACTIVITY (e.g. addition to existing dwelling, improving wildlife habitat, industrial construction, etc.)

Purpose of proposed activity is to construct a new single family residence, driveway, pool, pool cabana, barn, and patio.

4. WETLAND/WATERCOURSE AREA ALTERED

Wetlands: 0 acres                      Open water body: 0 acres  
Stream: 0 linear feet                      Upland area altered: 0.37 acres  
Area of wetlands &/or watercourses restored, enhanced or created: 0.07 acres

5. WHAT ALTERNATIVES TO THE PROPOSED REGULATED ACTIVITY HAVE YOU CONSIDERED?

Despite being over 6 acres of land, the developable portion of the site is limited by the wetland and 100' upland review area. We chose to place the new home in the area of the existed home and its associated site improvement to minimize impacts

6. If this permit application is approved, how much time do you feel is needed to complete the proposed activity (from date of approval)?

We anticipate an 8-10 month construction schedule from the time the building permit is issued.

In conformance with Section 10-2 of the Inland Wetland Regulations, the Agency is obligated to consider and will require your review of the factors related to your proposal:

- The alternatives to the proposed action
- The environmental impact of the proposed action
- The relationship between your short-term use of the environment and the maintenance and enhancement of long-term productivity for the Town of Easton

- Irreversible and irretrievable commitments of resources
- Character and degree of injury to safety, health or the use of property
- Suitability of the activity to the area
- Measures that would mitigate the impact on the area

Additional approvals for your proposal may be required from the Planning and Zoning Commission, the State Department of Environmental Protection (DEEP), and the United States Army Corp of Engineers. If so, you are encouraged to seek their guidance at your earliest opportunity.

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**Additional Requirements:**

1. Attach a signed, witnessed consent to the proposed activity by the owner, (If the applicant is not the property owner).
2. Attach six (6) plans showing location of proposed activity on property, showing, location of existing and proposed structures, graphic scale, contour intervals, an erosion and sediment control plan, North arrow, title, date and signature on this and all subsequent plans. Please delineate on these site plans the 100-foot (200-foot from large pond or watercourse) setback.
3. If a Public Hearing is required, then you are to provide names and mailing addresses (including zip codes) of adjacent property owners of record, including those on opposite sides of public rights-of-way. Correlate with Assessor's Map and parcel numbers.
4. Attach three (3) completed copies of this application.
5. IF YOUR PROPERTY IS IN THE WATERSHED AREA, you **MUST** notify (A) **Aquarion Water Company AND (B) the Commissioner of Public Health**. Per Connecticut General Statutes Section 22a-42f, an applicant for a permit to conduct a Regulated Activity must notify the local water company if the site of the project is within the watershed of the water company. In conjunction with your application to the Inland Wetlands Agency, we are obligated to notify you (under Substitute Senate Bill No. 313, Public Act No. 06-53, Section 22a-42f) of your responsibility to provide written notice of the application to both the Aquarion Water Company AND the Commissioner of Public Health (link to fillable form below).

(A) The required notice to Aquarion Water Company (i.e. a copy of the submitted map and the completed Inland Wetland Permit application) should be sent within 7 days of submitting your application by certified mail, return receipt requested to:

**Aquarion Water Company**  
**714 Black Rock Road**  
**Easton, CT 06612-1146**

(B) The required notice to the Commissioner of Public Health should be emailed to [dph.swmail@ct.gov](mailto:dph.swmail@ct.gov) within 7 days of submitting your application on the fillable form (Watershed or Aquifer Area Project Notification Form) located online at: [https://portal.ct.gov//media/DepartmentsandAgencies/DPH/dph/drinking\\_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf?la=en](https://portal.ct.gov//media/DepartmentsandAgencies/DPH/dph/drinking_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf?la=en)

**C.G.S 22a-42f** [https://www.cga.ct.gov/current/pub/chap\\_440.htm#sec\\_22a-42f](https://www.cga.ct.gov/current/pub/chap_440.htm#sec_22a-42f)

The maps mentioned in the statute have been filed as #1165 and #1166 and are available in both the

Town Clerk office and the Conservation office.

6. Attach one copy of the Statewide Inland Wetlands & Watercourses Activity Reporting Form-Part II (BLUE). [https://www.ct.gov/deep/lib/deep/water\\_inland/wetlands/siwwarf.pdf](https://www.ct.gov/deep/lib/deep/water_inland/wetlands/siwwarf.pdf) Applicant must complete the section that will be considered part of this application.

7. Attend a Conservation Commission meeting when this application is on the Agenda. Please see Meeting Schedule link on left of page <https://www.eastonct.gov/conservation-commissioninland-wetlands-agency>.

**The undersigned applicant and/or owner understand(s) that this application is to be considered complete only when all information and documents required by the Agency have been submitted.**

**The undersigned applicant and/or owner hereby consents to necessary and proper inspection of the above mentioned property by agents of the Agency, at reasonable times, both before and after any permit in question has been granted by the Agency.**

**I declare under penalty of perjury that the foregoing is true and correct.**

**Pete Romano / LANDTECH**

\_\_\_\_\_  
Type or print name of applicant

  
\_\_\_\_\_  
Signature of applicant

1/28/21  
\_\_\_\_\_  
Date

PETE ROMANO  
\_\_\_\_\_  
Type or print name of owner

\_\_\_\_\_  
Signature of owner

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY**

Application # \_\_\_\_\_

Date received in office: \_\_\_\_\_ Amount Paid: \$ \_\_\_\_\_

Received by Commission: \_\_\_\_\_ + 65 days = \_\_\_\_\_  
Date Deadline Date

Action taken: \_\_\_\_\_