

Town of East Lyme

PO Box 519
Niantic, CT 06357
(860) 691-4114
Fax: (860) 691-0351

Special Permit # See Attached

Date Entered into SP Log _____

APPLICATION FOR SITE PLAN

Date of Application: 9/21/2023 Zone: R40 (Spinnaker)

Applicant's Name: Andrew P. Pajak

Applicant's Address: 43 Regatta Dr., Niantic

Telephone: 617-285-4747

Location of Affected Premises: 43 Regatta Dr., Niantic

Assessor's Map/Block/Lot: _____

Owner of Record: Spinnaker Assoc., Inc. (land); Pajak (structures)

Volume/Page: 946/194

Owner's Address: c/o Board Member Pajak, 43 Regatta Dr., Niantic

Telephone: 617-285-4747

Application Details Minor amend. of site plan limited to unit at 43 Regatta Dr. for purpose of expanding deck from 144 sqft to 216 sqft & add egress stairs for safety. Filed at direction of town attorney office. More info attached

Signature of Owner: Andrew P. Pajak

Signature of Applicant: Andrew P. Pajak VP of Spinnaker Assoc., Inc
(see 9/15/2023 Authorization letter attached)

Below this line for Office Use Only:

Attach a true copy a Site Plan {10 copies required}.

Site Plan Attached: YES NO N/A

PERMIT FEE:

SITE PLAN FEE \$300.00 _____

STORM WATER \$300.00 _____

STATE FEE: \$60.00

TOTAL DUE:

CHECK #: _____ \$ _____

Date Approved: _____

Date Denied: _____

Approval subject to conditions below:

1. _____
2. _____
3. _____

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: _____ Attest _____

East Lyme Zoning Chairman



September 15, 2023

Zoning Commission
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Dear Commissioners,

Spinnaker Association's Board of Directors is aware of certain Zoning and Building Permit submissions planned for Lot 42 (43 Regatta Drive). The submissions will be in Spinnaker Association's name.

The Board of Directors, at its regular Board meeting this morning, further authorized Mr. Andy Pajak, Vice President of Spinnaker Association, to execute any and all documents on behalf of Spinnaker Association as they relate to these matters.

Thank you for your attention to these matters, and please let me know if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read "John Opeka".

Mr. John Opeka
President, Spinnaker Association
(860) 388-7400

**SPINNAKER ASSOCIATION
C/O SOUND REAL ESTATE SERVICES
29 MAIN STREET – MYSTIC, CT 06355**

Town of East Lyme

- Zoning Permit Applic

- Building Permit Applic

(as submitted 7/25/2023)

Town of East Lyme
Zoning Department



108 Pennsylvania Ave
Niantic CT 06357
(860) 691-4114

ZONING PERMIT APPLICATION

Assessor's Map/Lot/Unit# _____ Zone _____
Affected Property Address: 43 Regatta Dr., Niantic, CT 06357
Type of Project {Description of Work}: private home in Spinnaker Association

Property Owner's Name: ANDREW P. PASAK Ph: 617-285-4747
Property Owner's Address: 43 Regatta Dr., Niantic, CT 06357
Applicant's Name: ANDREW P. PASAK Ph: 617-285-4747
Applicant's Address: 43 Regatta Dr., Niantic, CT 06357
Email: andrew.p.pajak@gmail.com

Site Plan/Plot Plan Attached? YES NO

CERTIFICATION:

I AM THE OWNER OF RECORD OF THE NAMED PROPERTY OR
 THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND/OR I HAVE BEEN
AUTHORIZED TO MAKE THIS APPLICATION AS AN AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL
APPLICABLE LAWS AND ORDINANCES. ALL INFORMATION CONTAINED WITHIN IS TRUE AND ACCURATE TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

Owner's Signature: Andrew Pajak
Applicant's Signature: Andrew Pajak Date: 7/25/2023

Permit Fee \$ 50
State Fee \$60.00
Total \$ 110 Check# _____

TOWN OF EAST LYME

Building Permit No: _____

BUILDING PERMIT APPLICATION

Date of Application: _____

Town of East Lyme Building Department
108 Pennsylvania Avenue PO Box 519
Niantic, CT 06357
(860) 691-4114 (860) 691-0351 Fax

Commercial or Residential
and/OR
HVAC Electrical Plumbing

Job Location: 43 Regatta Dr., Niantic, CT 06357

Description of Work to Be Performed: deck replacement and expansion

(Modifications/changes to approved plans must be submitted to ALL departments PRIOR TO CONSTRUCTION.)

Property Owner's Name: Andrew. P. Pajak / Spinnaker Assoc., Inc.

Property Owner's Address/Phone: 43 Regatta Dr., Niantic, CT 617-285-4747

Contractor's Name: Jim Fowler

Home Improvement Reg. # /New Home Contractor #: HIC 0623692

Contractor's Mailing Address: 22 Evergreen St., Norwich, CT 06360

Contractor's Phone/Cell/Email: 860-933-3994 klearlysuperior@gmail.com

Construction Information:

Check appropriate box:

Use Group:	Municipal Water:	<input checked="" type="checkbox"/>
Construction Type: deck	Well Water:	<input type="checkbox"/>
Number of Stories:	Private Septic:	<input type="checkbox"/>
Sq. Ft. of Floor Area per Story:	Municipal Sewer:	<input checked="" type="checkbox"/>
Flood Plain: No	Heating System: Yes or No	<input type="checkbox"/> Yes

IF PROPERTY IS SERVED BY PRIVATE SEPTIC, PLEASE SUBMIT A COPY OF ALL PLANS TO THE LEDGE LIGHT HEALTH DISTRICT, LOCATED WITHIN THE BUILDING OFFICE.

CERTIFICATION: I hereby certify that: X I am the owner of record of the named property or _____ that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations and ordinances. All information contained within is true and accurate to the best of my knowledge and belief.

Printed name of Applicant: Andrew P. Pajak

Applicant Address: 43 Regatta Dr., Niantic, CT 06357

Applicant Phone/Cell/Email: 617-285-4747 andrew.p.pajak@gmail.com

Applicant Signature: _____ Date: _____

Commercial or Residential – Check Trade Permits Included:

Estimated Value of Work: \$ <u>18,125</u>
Permit Fee: \$ _____
State Education Fee: \$ _____
Total: \$ _____

ELEC _____ PLMB _____ HVAC _____ SPR _____

CRS # _____

Approved by: _____ Date: _____ Rev. 11/2010

TOWN OF EAST LYME

BUILDING DEPARTMENT PERMIT APPLICATION

Building Permit No: _____

108 Pennsylvania Avenue (860) 691-4114 Date of Application: _____ **Niantic CT 06357**
(860) 691-0351 Fax

Job Location: 43 Regatta Dr., Niantic, CT 06357

Contact Person: Andrew Pajak Title: Owner

Phone #: 617-285-4747 Email andrew.p.pajak@gmail.com

*****OFFICE USE ONLY*****DO NOT WRITE BELOW THIS LINE***OFFICE USE ONLY*****

Received by: _____

Date: _____

Per CGS §29-263, your application is DENIED due to a lack of information as indicated below. Your application for building permit will continue to be processed/reviewed. Other information or plans may be required after the review is completed. You will be notified of those items in writing. Please indicate your preference of postal mail service or electronic mail.

The following items must be submitted in order to complete your permit application:

- _____ Complete description of work
- _____ Complete application – legible and including signature

- _____ Agent letter per §20-338b of CGS (must be original, no copies)
- _____ Worker's Compensation Certificate per §31-286b of CGS, or Appropriate Waiver Form (Please complete Form _____)
- _____ Home Improvement Registration/New Home License
- _____ Two sets of building plans for the building department
- _____ Site Plans
- _____ _____
- _____ _____
- _____ _____

AGENT LETTER CHECKLIST

1. Date
2. Letterhead
3. Signed by licensed contractor (NOT NEW HOME OR HOME IMPROVEMENT REG)
4. Stating that bearer is authorized to sign the permit application as the agent of the contractor
5. Not a copy or fax but an original
6. Name of Town work to be performed in
7. Job description or name of job
8. Start date
9. Name of the Contractor
10. Name of the Agent
11. License number of the contractor

SPINNAKER ASSOCIATION, Inc.

Niantic, CT 06357 ALTERATION

APPLICATION

Unit Owner Name: Andrew Pajak	Date: 7/21/2023
Unit #: 43	Street Address: Regatta Dr.
Description and Location of Work to be Performed: Expand deck and add steps. <ul style="list-style-type: none">• Expand from 12' (W) x 12' (Length along house) to 12' (W) x 18' (L)• Add steps on left (facing house) – steps would be “L” shaped; 4 or 5 steps down to platform and 10 or 11 steps down to ground; 40” (W) steps with 8” riser; platform 40” X 40”• Add 2 posts to support deck & 4 posts to support platform; concrete foundation for posts would meet code• Deck – remove existing floor boards & replace with Trek or Timberline materials (English Walnut)• Joists – new & existing joists with cover tape• Columns – 4x6 treated timber (comply with EL Town code)• Railings & Posts – Trek or Timberline handrail (Kona brown), square composite balusters (matching handrail), 4”x 4” posts (Kona brown)	
Material(s) Used: Trek or Timberline materials	
Color: English Walnut and Kona brown	
Other Specifications: see attached pic of house, preliminary plan & profile drawings, 3-D view (approx.) and example pics of deck & railing	

Please attach a brochure/specification sheet from the manufacturer, building plan, and plot plan, if applicable.

Approved

Not Approved

Signed: _____

Spinnaker Association, Inc.

7/22/2023

Date: _____

NOTES: _____

Approved by Email Consent on 7/22/23

- Menu
- Shop the Look
- Decking
- Multi Color Decking
- Multi Width Decking
- Railing
- Décor
- Wall Paint
- Flooring

- Hide Labels
- Where to Buy
- Find a Contractor
- Save Project
- Product List
- Share

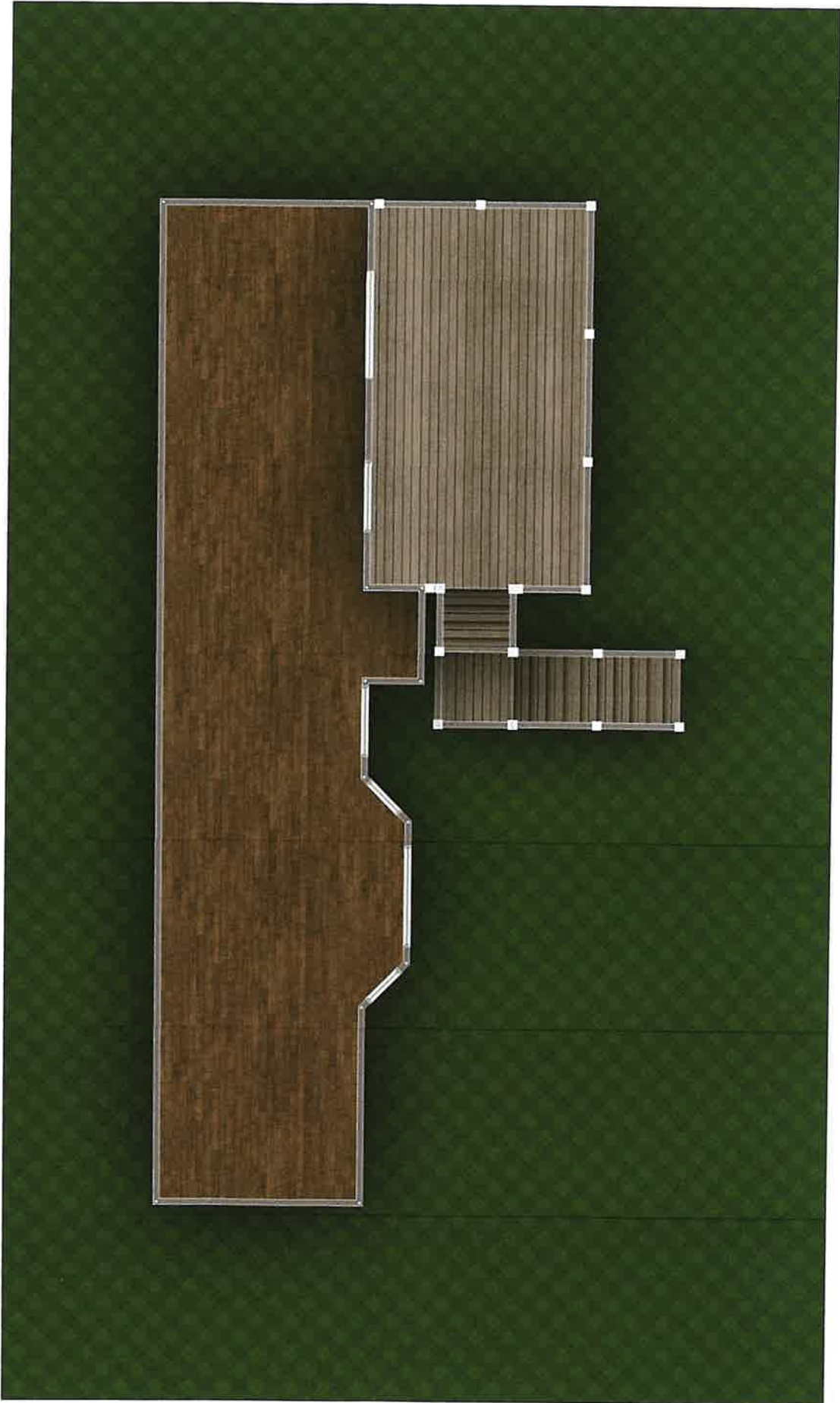
2D 3D



Help

- Home
- Layers
- Dimensions
- Lock All
- Delete All

Need Help?



HOUSE

fire place

bump-out

deck

platform 11

10

9

8

7

6

5

4

3

2

1

PLAN VIEW

rail

deck floor

FIREPLACE
BUMP-OUT

platforms

PROFILE VIEW

approx. ground level

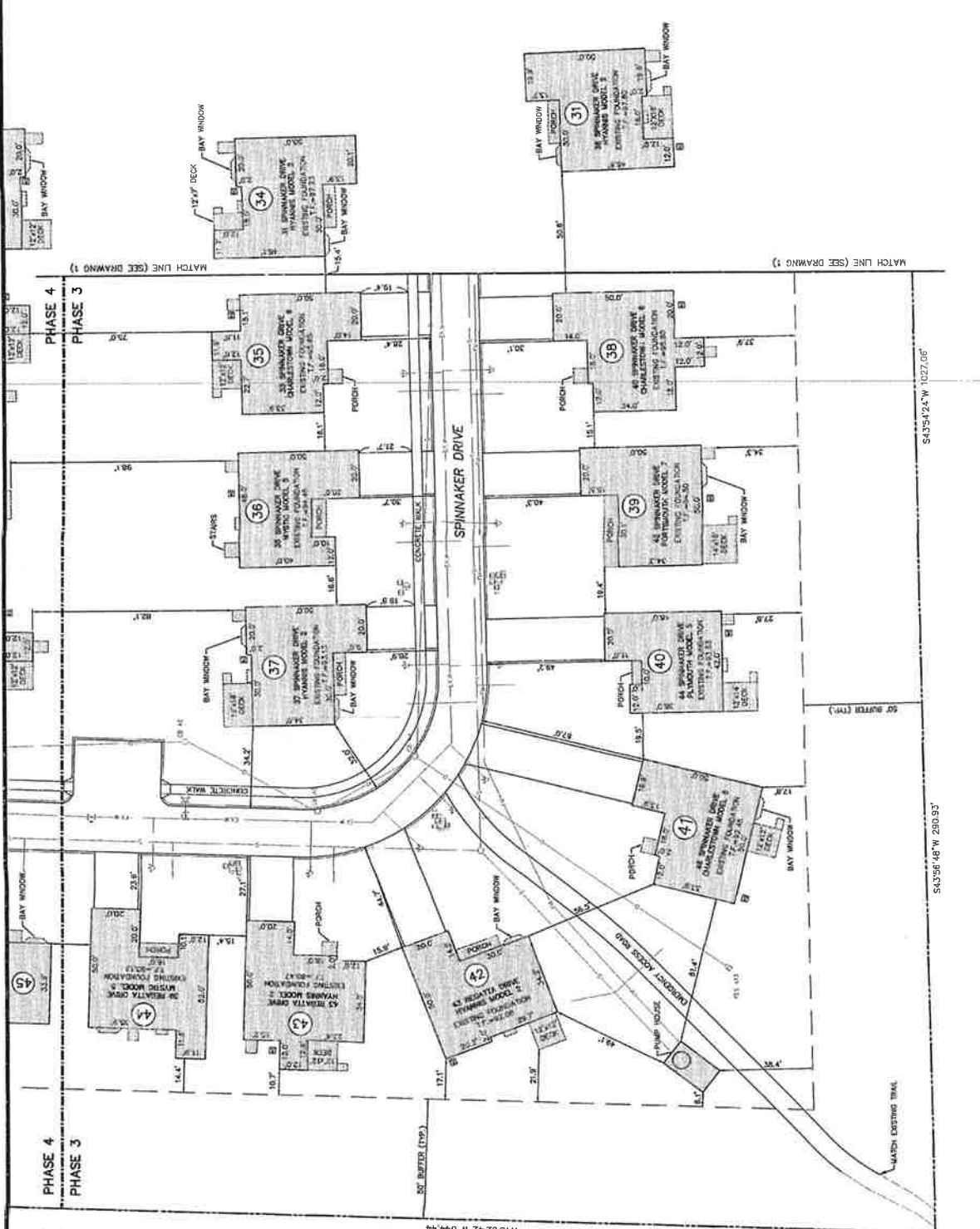
BENNETT & SMILAS ENGINEERING, INC.
 416 KILMINGTON RD., P.O. BOX 241
 HIGGANS, CONNECTICUT 06441
 (860) 348-4528 FAX (860) 348-3448

TO BE SET BY SURVEYOR AND BEAR THIS MAP IS
 DIMENSIONALLY CORRECT AS NOTED HEREON.
Michael J. Bennett
 M.P.S. 1000

SEAL
 I AM A REGISTERED PROFESSIONAL SURVEYOR
 IN THE STATE OF CONNECTICUT
 AND I HEREBY CERTIFY THAT THIS MAP
 WAS PREPARED BY ME OR UNDER MY
 CLOSE PERSONAL SUPERVISION AND
 THAT I AM A MEMBER IN GOOD STANDING
 OF THE SURVEYING BOARD OF THE STATE
 OF CONNECTICUT.

ZONING LOCATION SURVEY
 BUILDING FOOT PLAN - PHASE 3
 SPINNAKER
 WEST MAIN STREET (ROUTE 169)
 EAST LYME, CONNECTICUT

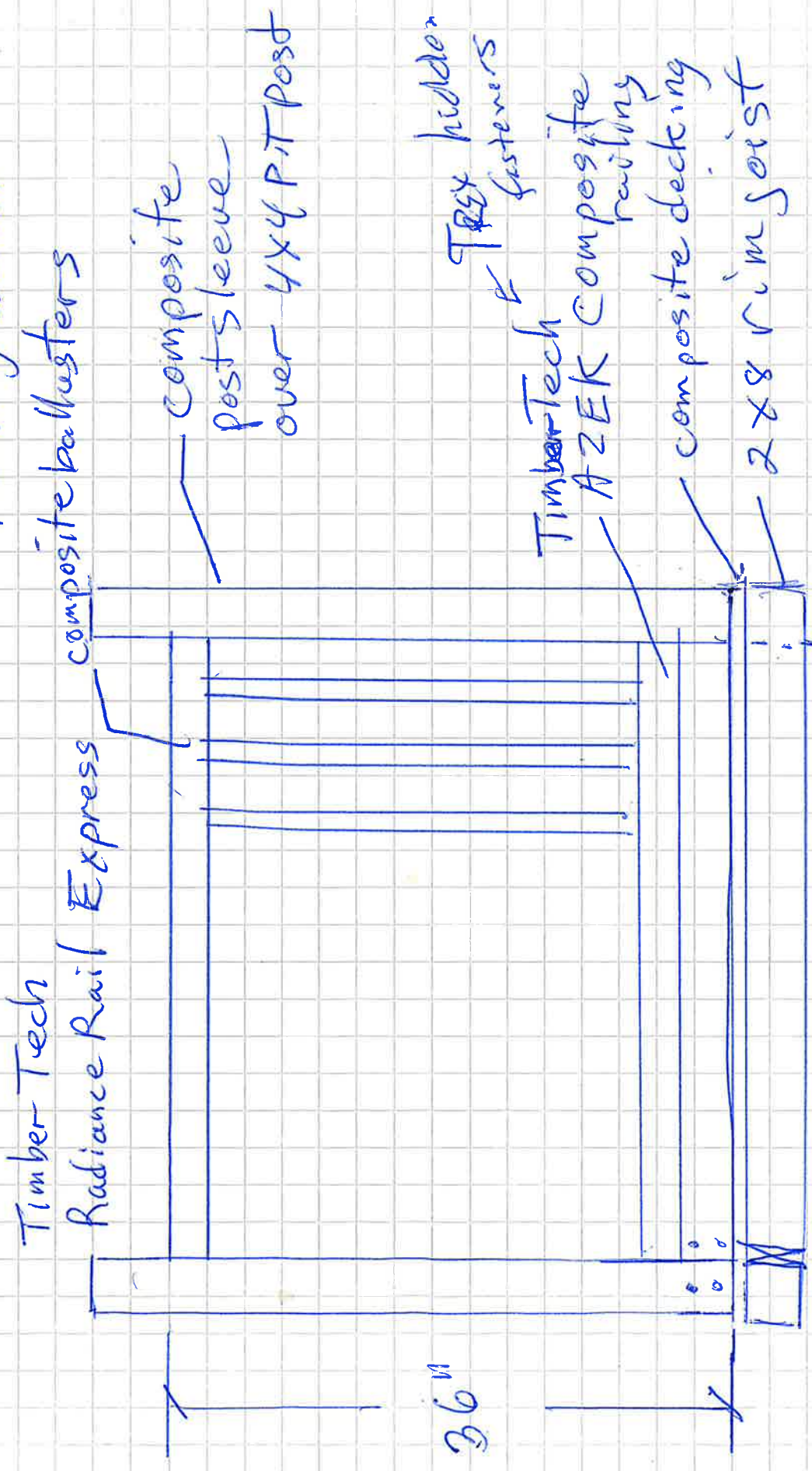
DATE: JUNE 8, 2005
 SCALE: 1"=30'
 SHEET NO.: 6



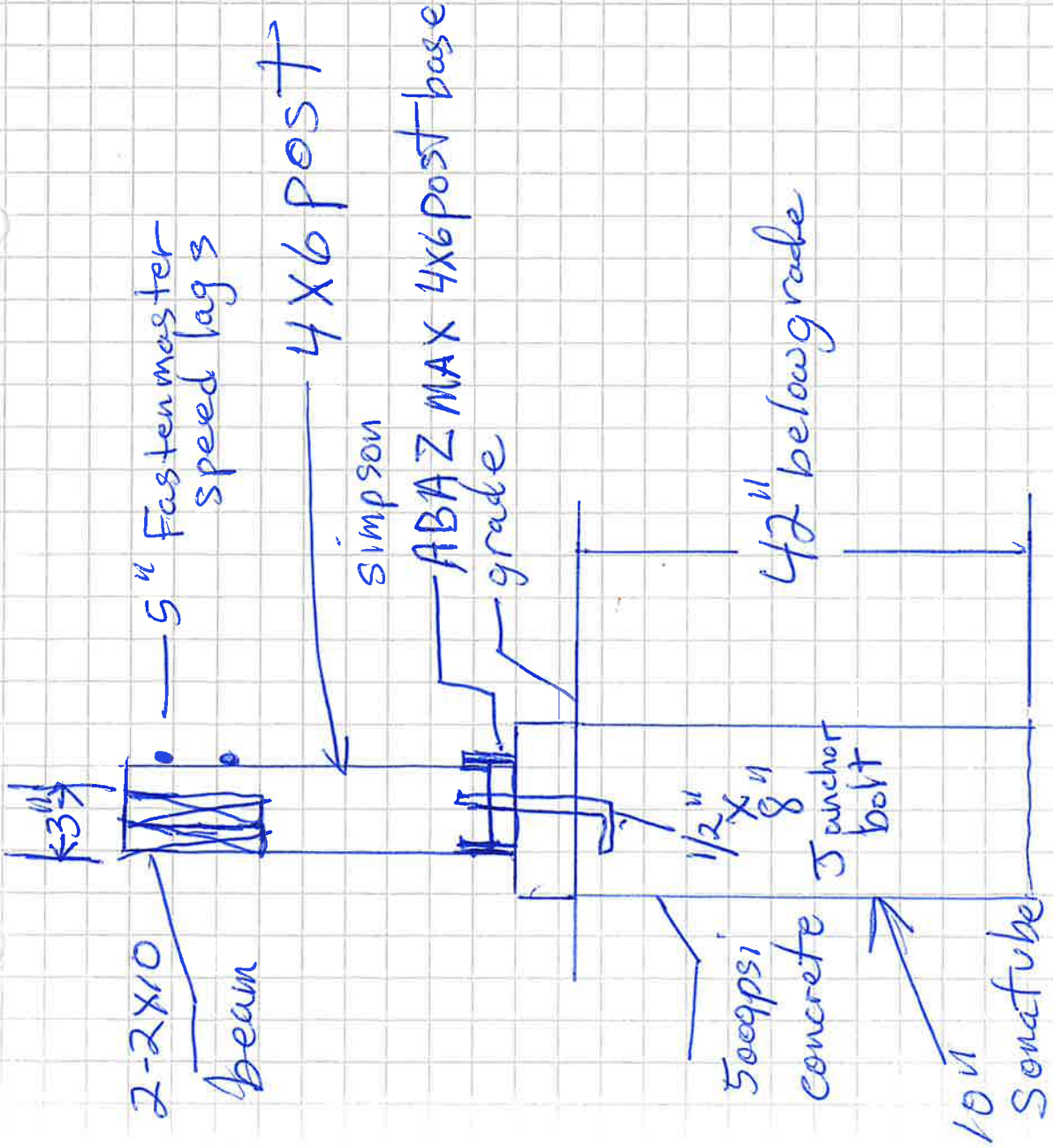
N/E
 STATE OF CONNECTICUT
 DEPARTMENT OF ENVIRONMENTAL PROTECTION

N/E
 STATE OF CONNECTICUT
 DEPARTMENT OF ENVIRONMENTAL PROTECTION

Railing detail



4x4 lagged through blocks and joist blocked in between joists



Flashing applied not to scale

Pajak Residence
43 Regatta Dr. Niantic

2x8
ledger

lapped

5" Fasten master

speed lags 16" O.C.

existing deck

2x8
Joist hanger

12'0"

Simpson DTT1Z
tension tie

12"
Deck Extension

2x8 Joists
16" O.C.

H2-5A

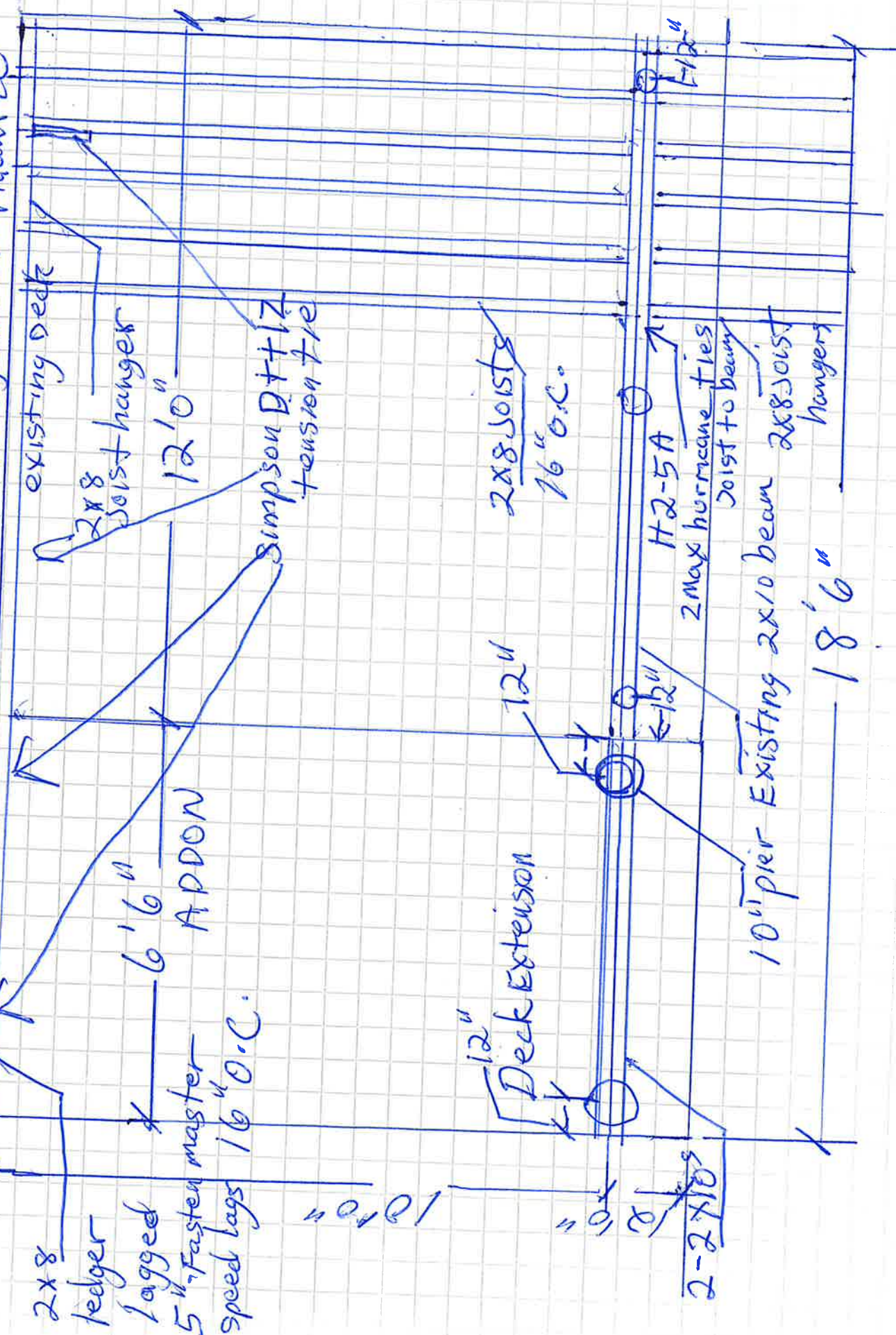
2 Max hurricane ties
Joist to beam

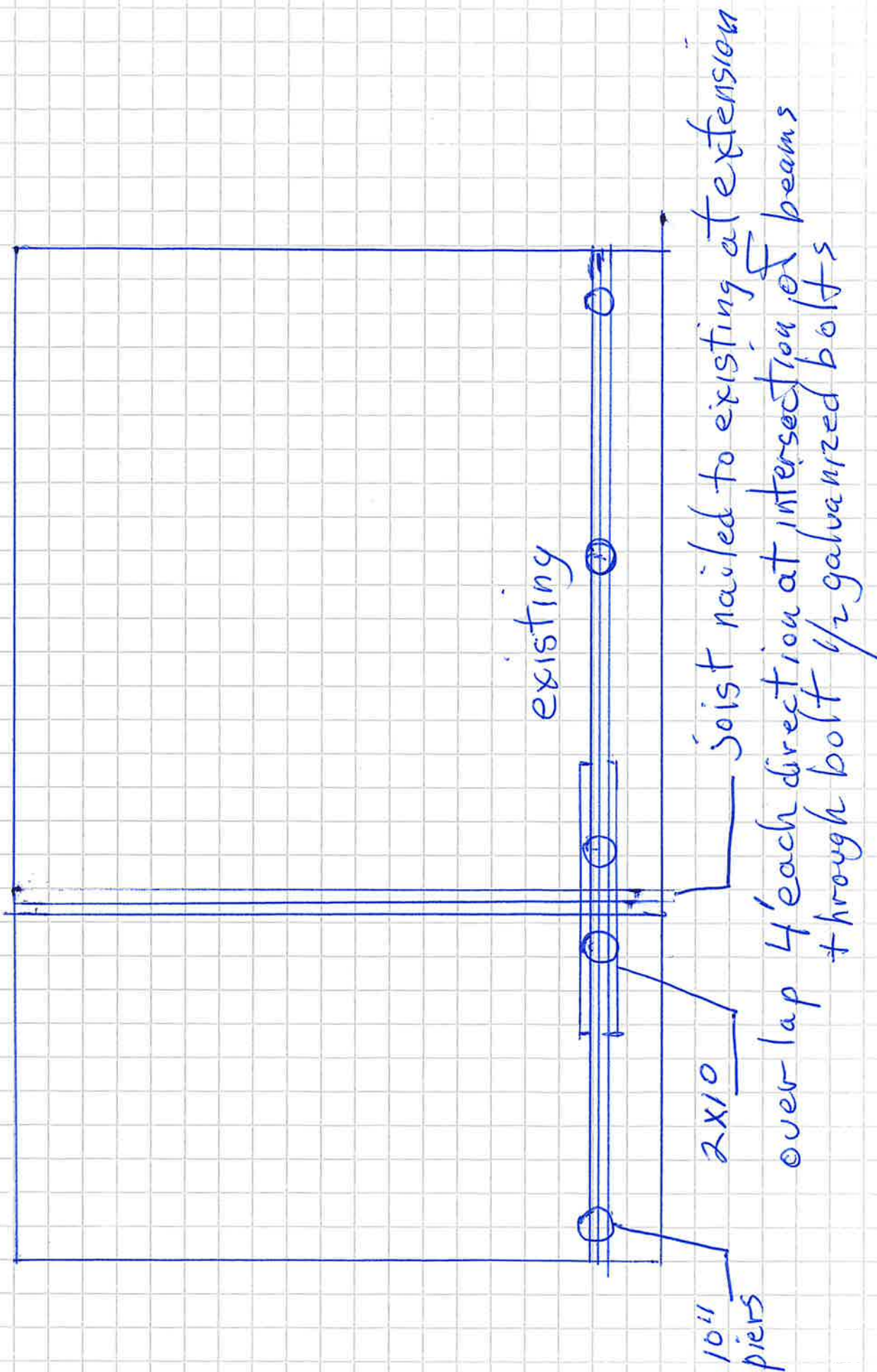
2x8 Joist
hangers

10" pier Existing 2x10 beam

18'6"

2-2x10s



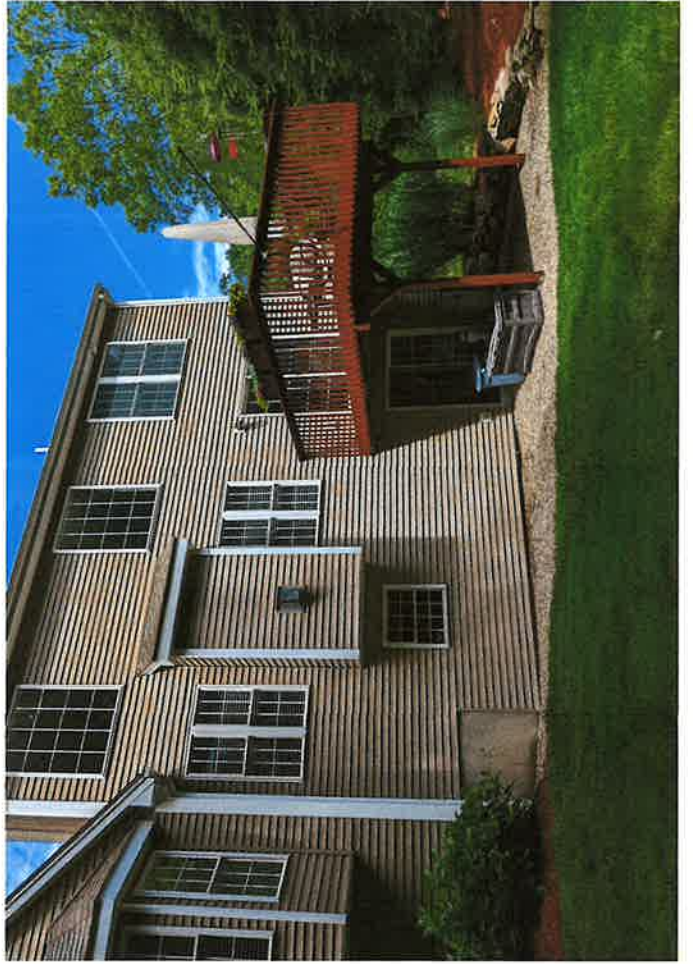


existing

Joist nailed to existing at extension
 over lap 4' each direction at intersection of beams
 + through bolt 1/2 galvanized bolts

2x10

10" piers









Application to
Spinner Assoc., Inc.

w/ approval
signature

SPINNAKER ASSOCIATION, Inc.

Niantic, CT 06357 ALTERATION

APPLICATION

Unit Owner Name: Andrew Pajak	Date: 7/21/2023
Unit #: 43	Street Address: Regatta Dr.
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Approved

Not Approved

Signed:  _____ 7/22/2023
Spinnaker Association, Inc. Date:

NOTES:

Approved by Email Consent on 7/22/23

4. The Unit Owner is responsible for ensuring that those engaged to perform the Alteration are properly registered and/or licensed with the State of CT and are covered by appropriate workmen's compensation and general liability insurance.
5. Each Unit Owner acknowledges and agrees that any increased maintenance, repair or insurance costs attributable to an Alteration may be separately assessed by the Association to the Unit Owner responsible for the Alteration, together with such Unit Owner's successors and assigns. The Unit Owner agrees to provide appropriate documentation to the Association relating to the value of the improvement or betterment for the purpose of effecting adequate insurance coverage.
6. The Executive Board reserves the right to make revisions or impose additional or supplemental guidelines with regard to Alterations in its discretion to the extent deemed necessary for the proper management and maintenance of the Common Interest Community.

The undersigned hereby acknowledges and agrees to comply with and be subject to the foregoing guidelines.

Andrew Pajek
Unit Owner Signature

Linda B. Pajek
Unit Owner Signature

ANDREW P. PAJAK
Unit Owner Name

Linda B. Pajek
Unit Owner Name

43 Regatta Dr.
Unit Owner Address

7-21-2023
Date

Sail F. Chappin
P. K. [unclear]
Abutting Unit Owner Signature

41 Regatta

Address
6/5/23
Date

Abutting Unit Owner Signature

Address

Date

Abutting Unit Owner Signature

Address

Date

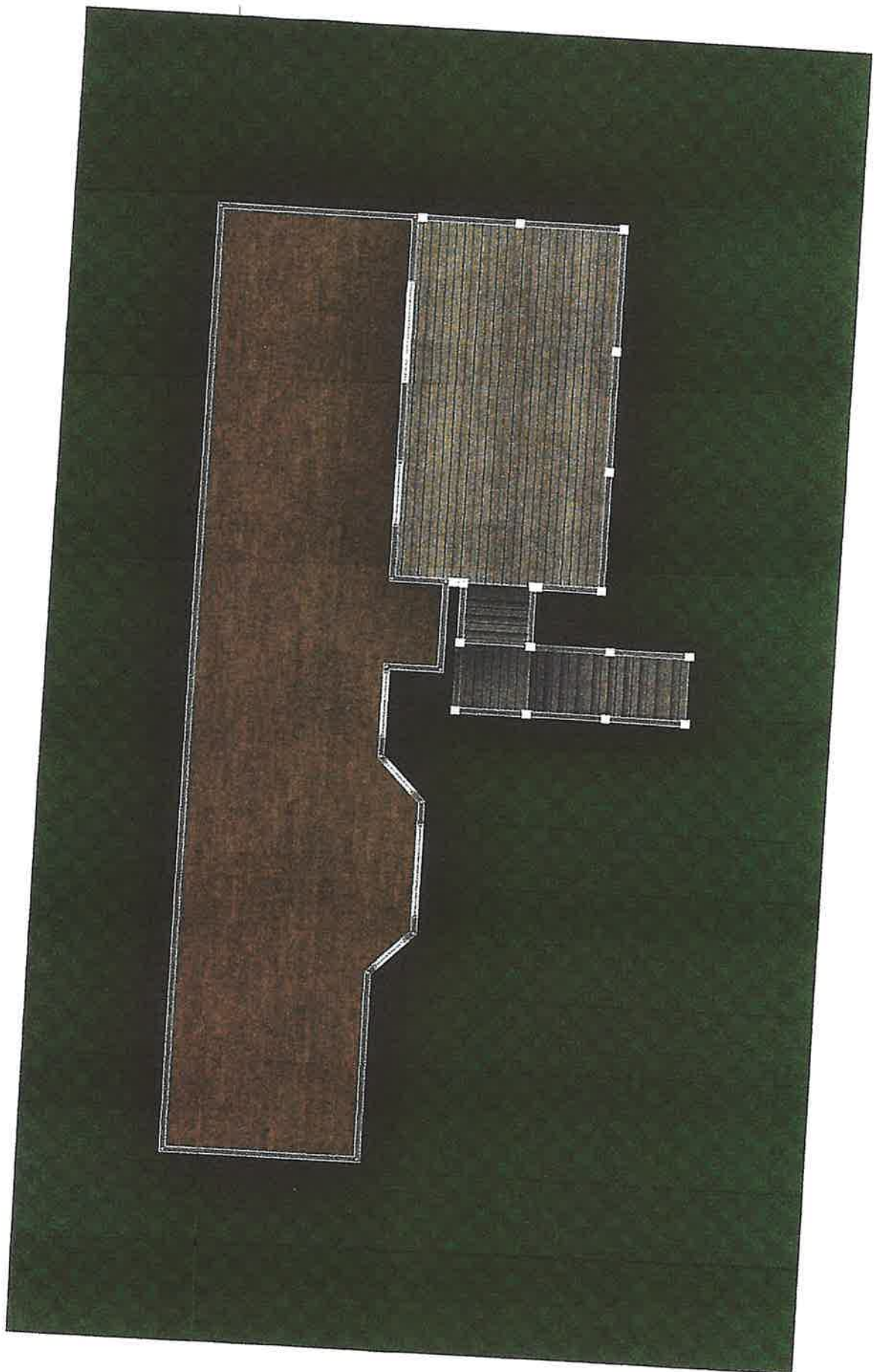
Abutting Unit Owner Signature

Address

Date

Abutting Unit Owner Signature

Abutting Unit Owner Signature



- Shop the Look
- Decking
- Multi Color Decking
- Multi Width Decking
- Railing
- Décor
- Wall Paint
- Flooring

- Hide Labels
- Whispering Willow
- Forest Cabin
- Forest Cabin
- Forest Cabin
- Forest Cabin

Help

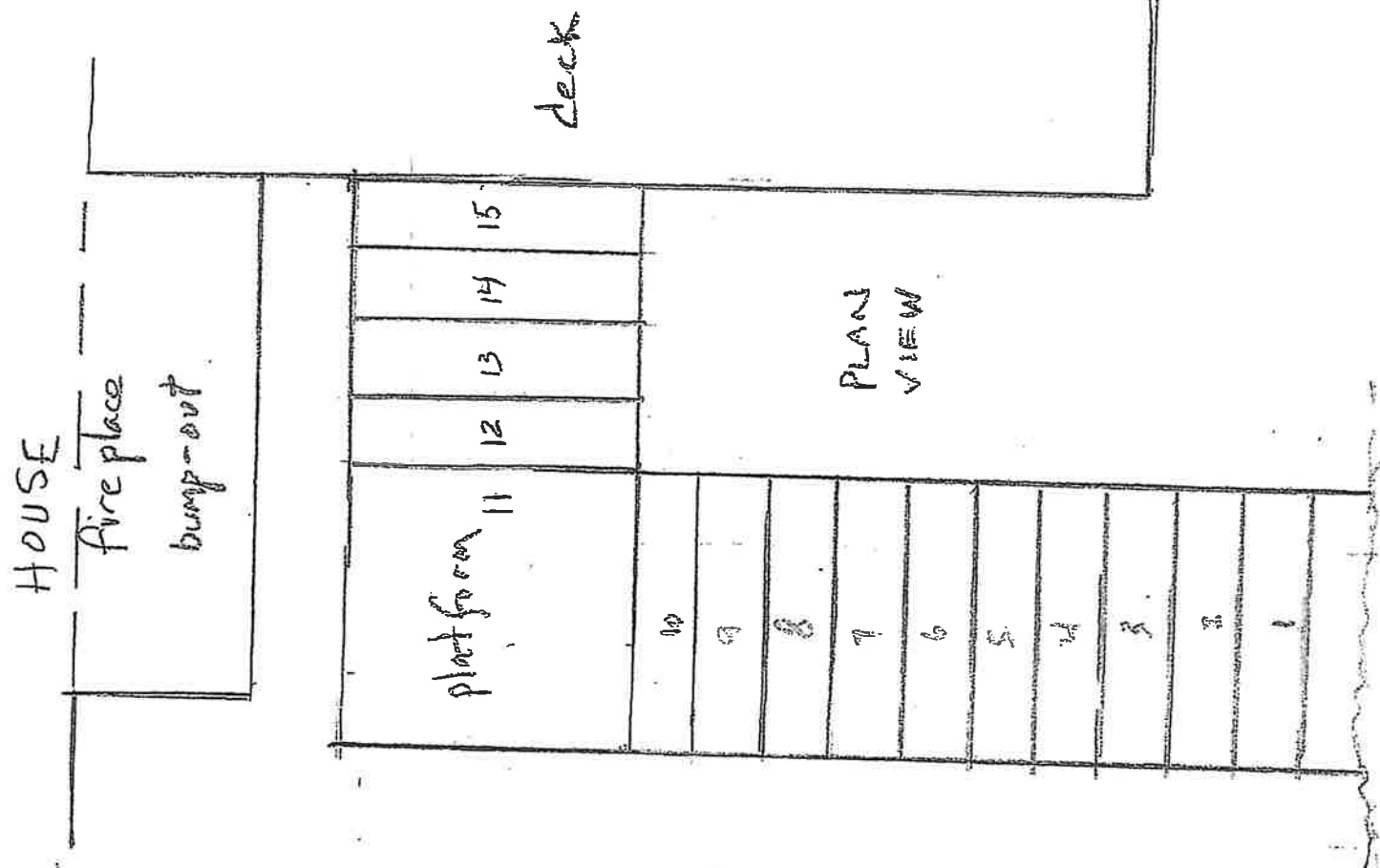
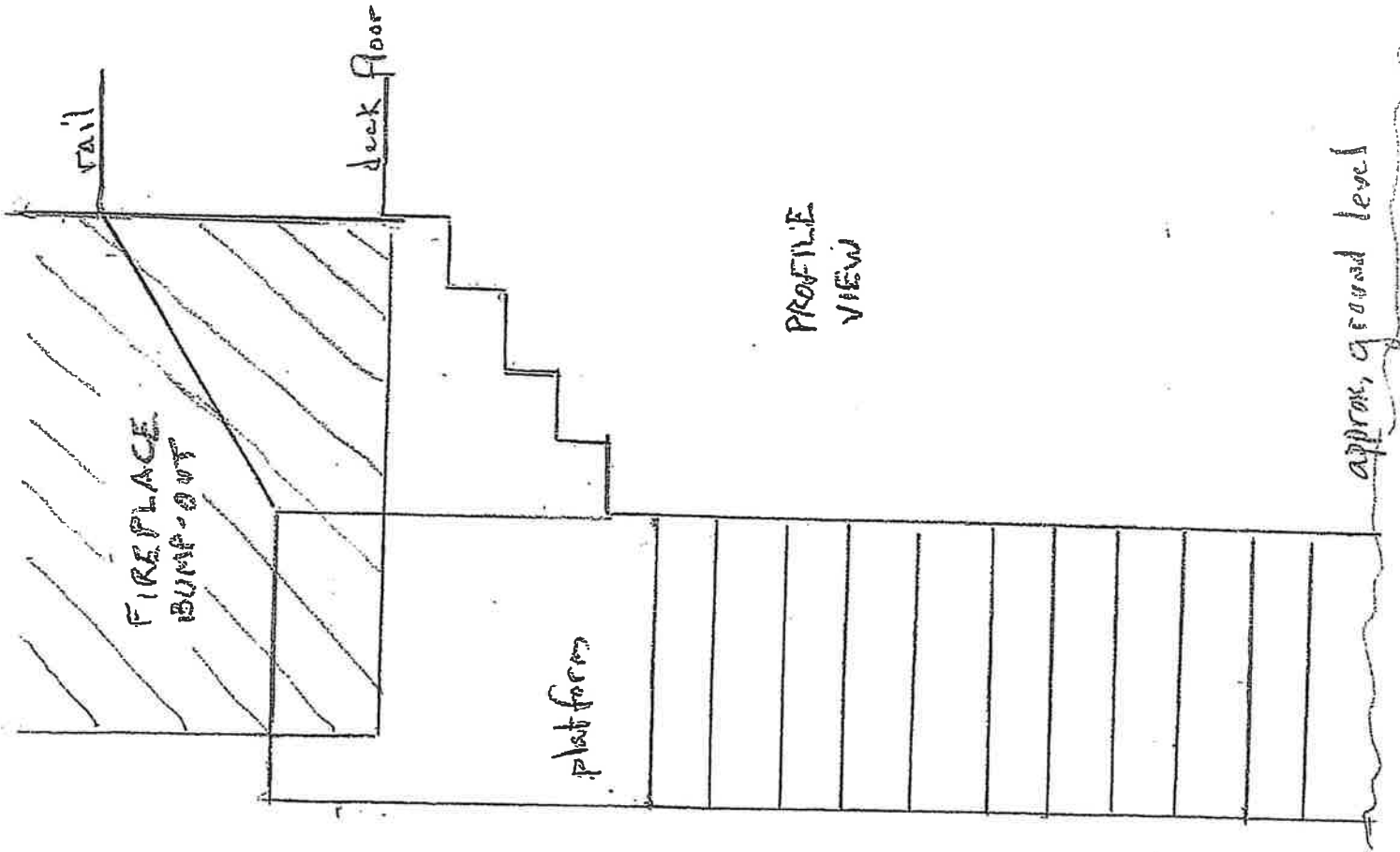
- 2D
- 3D
- 2D
- 3D

Ready Layout

- Dimensions
- Lock All
- Delete All

Deck Deck





PROFILE
VIEW

PLAN
VIEW

