

Inland Wetlands Commission

Regular Meeting

MINUTES

Hybrid

Wednesday, April 10, 2024

7:00 p.m. - Main Conference Room/Zoom

Members Present: Chair Papsin, B. Bennett, L. Gendron, J. Anthony-Bogue

Members Absent: J. Audet

Alternates Present: C. Koppel

Alternates Absent: M. Dubow

Staff Present: M. Haverstock, T. Rill

Public Present: P. Szymanski, R. Rosiello, M. Gawel, C. Sweeney, F. Monteleone, S. Sabin, R. Larson, A. Jamieson (Press: Voices)

Chair Papsin called the meeting to order at 7:00pm.

He seated himself, Mr. Bennett, Mr. Gendron, Ms. Anthony-Bogue, and Mr. Koppel for an absent Ms. Audet.

Consideration of the Minutes:

Regular Meeting Minutes: 03-27-2024:

MOTION: To approve the 03-27-2024 Washington Inland Wetlands Meeting Minutes, as submitted, by B. Bennett, seconded by C. Koppel, approved 5-0 vote.

4-03-2024 Site Inspection Report for 77 Baldwin Hill Rd./#IW-24-12, submitted by C. Koppel:

This report was completed by J. Anthony-Bogue, not C. Koppel.

MOTION: To approve the 4-03-2024 Site Inspection Report for 77 Baldwin Hill Rd./#IW-24, submitted by J. Anthony-Bogue, as amended, by B. Bennett, seconded by C. Koppel, approved 5-0 vote:

4-03-2024 Site Inspection Report for 217 West Shore Rd, submitted by L. Gendron:

MOTION: To approve the 4-03-2024 Site Inspection Report for 217 West Shore Rd, submitted by L. Gendron, as submitted, by B. Bennett, seconded by J. Anthony-Bogue, approved 5-0 vote.

Motion to Include Subsequent Business Not Already Posted on the Agenda:

None.

Pending Applications:

Sabin Landscape Architects for Edelestein/Salles/274 Nettleton Hollow Rd./#IW-24-2/to build a deck, patio, slab steps and plantings within URA:

Mr. Sabin, representing the property owner, stated that he had met with the contractor that will be doing the work and it was decided that rather than completing the work in two separate phases, they will do it all at once.

The Commission agreed that upon the submittal of the Start Card to the Land Use Office, the area of the de-watering basin will be staked out so that it can be monitored by the Enforcement Officer and Chair Papsin during weekly site inspections. The Commission also requested that the grub control and fertilizer be removed from the five-year summer maintenance plan and replaced with an organic insecticide and fertilizer.

MOTION: To approve the application for the request of **Sabin Landscape Architects for Edelestein/Salles/274 Nettleton Hollow Rd./#IW-24-2/to build a deck, patio, slab steps and plantings within URA**, as shown in the application with accompanying documentation, including the **Master Plan,” Sheet L-1 & “Demolition/Erosion Control,” Sheet L-2, both with revision date April 8, 2024, signed by S. Sabin on 4/10/2024, “Planting Plan and L+G,” Sheet L-3, “Deck Details,” Sheet L-4, “Construction Details & Notes,” Sheet L-5, dated April 8, 2024, prepared for Edelstein & Salles Residence by Sabin Landscape Architects. “Project Narrative,” unsigned, by Sabin Landscape Architects, dated February 1, 2024, 2 pages.**This permit is valid for five (5) years and is subject to the following conditions: 1. that the Land Use Office be notified 48 hours prior to the commencement of work so the Wetlands Enforcement Officer can inspect and approve the erosion control measures, 2. that the property owner gives the contractor copies of both the motion of approval and approved plans prior to the commencement of work, 3. the approval of this permit is conditioned upon the performance and completion of all proposed activities and/or improvements in totality to the satisfaction of the Inland Wetlands Commission. 4. There shall not be any modification of any kind to the plans and/or scope/sequence of the proposed activities and/or improvements shown on the approved plans without prior approval of the Inland Wetlands Commission or its designee. 5.) That the de-watering basin location will be staked prior to the submittal of the Start Card to the Inland Wetlands Enforcement Officer. In approving this application, the Commission has considered all of the relevant criteria pursuant to Sections 11.02, 11A and 12.08 of the Inland Wetlands and Watercourse Regulations and finds that the proposed regulated activities as presented on the plans and conditioned herein, are not reasonably likely to lead to significant adverse impacts on any wetlands and watercourses, by Mr. Bennett, seconded by Mr. Gendron, approved unanimously.

Washington Community Housing Trust, Inc./77 Baldwin Hill Rd./#IW-24-12/for the construction of a single-family home with septic system:

This application has been tabled to the May 8, 2024, Washington Inland Wetlands Commission Meeting.

New Applications to be Received by the Commission:

Arthur H. Howland & Associates for The Premier Trust/157 Calhoun St./#IW-24-14/ Residential construction of an accessory structure, driveway relocation, a small addition to the residence, sunken garden and tunnel and other related appurtenances.

The Application was accepted. The Commission has requested that the area of the proposed structure, tunnel, addition, driveway, and garden be staked.

A Site Walk was scheduled for Tuesday, April 16, 2024, at 3:30pm.

FJM, LLC for Kaplan/Kozma/136 Nichols Hill Rd./#IW-24-16/for two additions to the home in the URA:

Mr. Monteleone was present to represent the property owner.

The Commission scheduled a Site Walk for Tuesday, April 16, 2024, immediately following the previously scheduled Site Walk (approximately 4:30pm).

Arthur H. Howland & Associates for BCLC, LLC/217 West Shore Rd./#IW-24-17/for the Correction of a Violation of #IW-23-57:

Chair Papsin requested that this application be discussed under “Enforcement”.

Other Business:

There was no other business for this meeting.

Enforcement and Compliance Initiatives:

217 West Shore Road - Notice of Violation:

The Commission accepted the new application for the Correction of Violation and has requested that more information be gathered by the May 8, 2024, Inland Wetlands meeting. They would like to see a separate five-year tree maintenance plan by a certified arborist that will include quarterly reports that will be submitted to the Wetlands Enforcement Officer, which is important for bank stabilization. The large oak is okay to come down – with the stump flush cut, the tree in the water is okay to come out, the leaning maple tree needs to be supported so it can be saved with the two others on the bank to be cared for, the two birch trees will be replaced, and two new container white oak trees will be planted.

32 Lower Church Hill Road – Notice of Violation:

Mr. Rosiello and Mr. Gawel were present to represent the property owner.

Mr. Rosiello presented a narrative to the Commission regarding his proposed restoration plan for the property.

The Commission would like a written report, (as detailed and specific as possible), that will include the sequence of work, a timeline, written permission from the Town of Washington regarding access to the property from what was described as an abandoned town-owned road, and the soil and erosion control

plan to protect the stream bed, as well an updated narrative from Mr. Rosiello for the May 8, 2024, meeting. From there, the Commission will schedule a Site Walk.

Administrative Business:

None.

Communications:

None.

Adjournment:

To adjourn the April 10, 2024, Washington Inland Wetlands Commission meeting at 8:15pm, by Mr. Bennett, seconded by Mr. Gendron, passed unanimously.

Meeting Recording can be found here:

[IWC 4-10-24.MP3](#)

Dated: 04-11-2024

Signed,

Tammy Rill

Tammy Rill
Land Use Clerk
trill@washingtonct.org

*Minutes filed, subject to approval