

**Town of Washington  
Inland Wetlands Commission  
MINUTES  
Regular Meeting  
February 26, 2020**

**7:00 p.m.**

**Main Level Meeting Room**

**Members Present:** Mr. Papsin, Mr. LaMuniere, Mr. Bedini, Ms. Branson

**Members Absent:** Mr. Bennett

**Staff Present:** Ms. White, Mr. Tsacoyannis, WEO

**Also Present:** Mr. Szymanski, Mr. Bohan, Ms. Zinick, Mr. Gironda, Mr. Sabin

**Call to Order:**

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

**Seated:** Mr. Papsin, Mr. LaMuniere, Mr. Bedini, Ms. Branson

**Consideration of the Minutes (00:10):**

**Special Meeting Minutes: 2-12-2020:**

The Commissioners considered the February 12, 2020 Special Meeting Minutes:

**MOTION:** To approve the February 19, 2020, Special Meeting Minutes as submitted, by Mr. LaMuniere, seconded by Ms. Branson, passed 4-0 vote.

**Special Meeting Minutes: 2-19-2020:**

The Commissioners considered the February 19, 2020 meeting minutes:

**MOTION:** To approve the February 19, 2020, Special Meeting Minutes as submitted, by Mr. LaMuniere, seconded by Ms. Branson, passed 4-0 vote.

**Subsequent Business (00:40):**

There was no subsequent business to add to the agenda.

**Pending Applications:**

**101 Wykeham Road, LLC/101 Wykeham Rd/Application for Permit #IW-20-01/Demolition and removal of fire-damaged debris (00:53):**

Mr. Szymanski, P.E. and Mr. Bohan, Contractor, were present to discuss this application.

The Commissioners, Mr. Bohan & Mr. Szymanski looked at the plan titled, "Erosion Control Plan & Demolition Sequence for Building Debris Removal," prepared for 101 Wykeham Road, LLC. by Arthur H. Howland & Associates, sheet SEQ.1, with a revision date of 7/25/19.

Mr. Bohan stated that in 2014 over 800 samples were taken from all of the buildings at 101 Wykeham Road and asbestos was discovered so they knew that when the building burned down in 2017 they applied for an AWP (Alternative Work Practice) with the State of Connecticut. He informed the Commissioners that once a building burns that is known to have had some asbestos in it, all of the debris is considered to be contaminated. He noted that the AWP must be designed by a licensed project designer for asbestos and he is a licensed asbestos

contractor. The AWP that was submitted has been approved and it is a detailed plan with practices such as a full time state licensed perimeter monitor, a regulated area, daily air samples, steel I beams and non-porous masonry material are segregated and possibly cleaned. There will be no stockpiling and all the material that is contaminated with asbestos will be discarded into 6 mil plastic lined trailers and hauled away to a regulated land fill. Mr. Bohan stated that they plan to work within the footprint of the building, if anything outside the footprint were to be disturbed they would seed and mulch it, there will be no digging, and the foundation will be left in place. He added that a completion report will be submitted at the end of the project.

Mr. Bohan addressed concerns about wastewater. He informed the Commissioners that the State does not allow any wastewater to leave the site. He explained that they put only enough water on the debris to keep the dust at bay and if any wastewater is produced it is filtered. He feels the debris is pretty soaked at this point.

Mr. Bohan stated that if there are I beams and masonry that needs to be cleaned, it then gets checked and approved by the Project Monitor then set aside. The decontamination area will be set up within the limit of disturbance on the blacktop. Mr. Bohan informed the Commission that unless there are large quantities of brick, it will go with the asbestos because it's too time consuming to separate it.

Mr. Tsacoyannis, WEO, stated that he would email Mr. Szymanski the parameters for the storm water sampling of the two upstream and two downstream catch basins during qualifying rain events before, during and after the demolition.

Ms. White reminded Mr. Szymanski that the applicant must post a \$10,000 performance bond with the Town before any work may commence.

Mr. Szymanski stated that he will revise the plan to include the dumpster location(s) and the decontamination area for the next meeting on March 11, 2020.

Mr. Bohan stated that he has estimated 10 days from the start of the demolition and cleanup to the end.

#### **New Applications:**

##### **Windels for Barratta/236 Nettleton Hollow Rd/Application for Permit #IW-19-53/Pond Dredging (13:00):**

Ms. Zinick of Permit Me Please was present to represent Mr. Windels of Northeast Pond Restoration Services, LLC. and the property owner.

Ms. Zinick reviewed the process of the hydraulic dredging and noted that there will be seven (7) dewatering basins and the dredge machine is on site at this time. Mr. Windels has estimated that approximately 200 cubic feet of sediment will be removed from the pond to make it healthier.

The Commissioners requested that the plan be revised to include hay bales behind the silt fence for fortification, around the dewatering basins, and that the silt fence that is around the entire area be labeled.

**MOTION:** To approve the application for Permit #IW-19-53 for Windels/Barratta at 236 Nettleton Hollow Road for the hydraulic dredging of pond, per application dated 9/23/19 survey titled, "Topography Survey," prepared for Joseph P. Barratta, by Michael T. Alex, L.S., dated December 2019 and supporting documents in the file, for two (2) years with the following conditions: 1. that the Land Use Office be notified at least 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. that the map be silt fence be labeled on the map, 4. that each individual dewatering basin be marked with hay bales if needed, and 5. that any

changes to the plans as approved must be submitted immediately to the Commission for review, in considering this application, the Commission has determined that no reasonable and prudent alternatives exist, and believes that there is no reasonable probability of significant adverse impact on any wetlands or watercourses, by Mr. LaMuniere and seconded by Mr. Bennett, passed by 4-0 vote. \*

**Barratta/236 Nettleton Hollow Rd/Application for Permit #IW-20-07/Demolition and rebuild of single family dwelling with associated site improvements within the review area (26:00):**

Mr. Gironda, Project Engineer with Bibbo Associates, was present to represent the property owner. He presented an aerial view of the property and indicated the location of the pond for the previously discussed application. Mr. Gironda pointed out the flagged wetlands and the intermittent stream of the property. He informed the Commissioners that this application is for the demolition of the existing main house and construction of a new seven (7) bedroom dwelling in the same general location. The proposed design slides the new house slightly further away from the existing watercourse and decrease total impervious surface in the review area.

Mr. Gironda and the Commissioners reviewed the plan titled "Site Plan," prepared for Barratta by Bibbo Associates, LLP, drawing SP-1, sheet number 1 of 4, dated 02-04-20. Mr. Gironda confirmed that the existing septic was repaired in the early 2000's and was designed for an 8-bedroom dwelling with a 2500-gallon septic tank and 8-bedroom leaching area. He described the closed loop system for the proposed geothermal well field which the property owners will be using to heat the house. It was noted that the well field is outside of the review area.

The Commissioners and Mr. Gironda reviewed the plan titled "Erosion Control Plan," prepared for Barratta by Bibbo Associates, LLC, drawing EC-1, sheet number 2 of 4, dated 02-04-20. Mr. Gironda indicated the limit of disturbance area, stock pile location, silt fencing locations, construction fencing and stabilized construction entrances. He noted that there will not be large amount of topsoil stripped as most of the proposed work is on existing hardscape.

Mr. Gironda reviewed the drawings titled "Details," drawing D-1, sheet 3 of 4, and "Erosion Control Details," drawing D-2, sheet 4 of 4, prepared for Barratta by Bibbo Associates, LLC, dated 02-04-20. He explained that if there is any water when digging the new foundation, it will be pumped out into a temporary dewatering pump outlet as detailed on drawing D-2. He noted that any sediment that builds up behind the silt fence will be restored to the original lawn.

The Commissioners scheduled a site visit for Wednesday, March 4, 2020 at 4 pm for this property.

**Corbo Associates, Inc./40 Nettleton Hollow Rd/Application for Permit #IW-20-08/Site development with tree removal and planting in review area (40:25):**

Mr. Sabin was present to represent the property owners. He stated that this is the lot closer to Nettleton Hollow Road of the two (2) lot subdivision. Mr. Sabin and the Commissioners reviewed the plan titled "Site Analysis Plan – Lot Line Revision," by Brian E. Neff, sheet 1 of 1 with a revision date of 3-2-12 with amendments titled "Proposed Site Development Plan w/Regulated Activities Delineated," by Sabin Landscape Architects, prepared for Corbo Associates Inc., 401k Plan, dated 2-18-20. Mr. Sabin located the various existing features of the landscape. He indicated the 100' regulated area line and the limit of disturbance line. Mr. Sabin pointed out that the single family dwelling, pool, septic system, and driveway are all out of the regulated area. He stated that they are proposing to thin some trees to the north of the back of the house, leaving the existing large white oaks and red oaks. They are proposing to create a lawn area of about +/-1400sf.

Mr. Sabin stated that the large oaks that he has mentioned are around 24"-36" in diameter. He added that he would flag every tree that they propose to take out. They are proposing to plant 5 – 10-12-foot spruce within

the regulated area to provide screening of the shared driveway. Mr. Sabin offered to stake where the proposed trees are proposed to be planted and flag some of the invasives that they propose to remove. He noted that there aren't any firm plans to build the house but they would like to do the proposed landscaping. The footprint of the house that is depicted on this plan is outside of the regulated area with a corner of a patio just touching the 100' regulated area boundary.

The Commissioners scheduled a site visit for Wednesday, March 4, 2020 at 3 pm for this property.

**Adams/19-21 East Shore Rd/Application for Permit #IW-20-09/Install Flagstone Terrace within review area (51:15):**

Ms. White informed the Commission that this application is complete. The Commission accepted this application and will discuss at the next regularly scheduled meeting on March 11, 2020.

**Enforcement:**

**Enforcement Activity Report (52:18):**

Mr. Tsacoyannis informed the Commissioners of the 2 agent sign-offs that were not on the report that he sent to them.

There was a brief discussion regarding West Shore Rd.

**Other Business:**

**Discussion of Tim Coles POCD Midcourse Report (55:50):**

Ms. White noted that the first 5 pages of the POCD Midcourse Report is on the Town Website, Planning Commission page, link on the left hand side. Mr. Papsin informed the Commissioners that it doesn't apply to the Inland Wetlands Commission since they are State regulated but the commissioners should review it since the revision of the POCD is beginning.

**Administrative Business:**

There was no administrative business to discuss.

**Communications:**

**Distribute letter from Atty. Brooks regarding "Remedies for unpermitted removal of vegetation in wetlands and the regulated upland review area around Lake Waramaug" (57:15):**

Mr. Papsin stated he would be meeting with Ms. Berner of the Lake Waramaug Association to clear up any questions that the Association might have.

**Adjournment:**

**MOTION:** To adjourn at 7:56 pm by Mr. LaMuniere, passed unanimously.

Respectfully Submitted,



Shelley White, Land Use Administrator  
March 4, 2020

**\*This motion was made in error as the 14-day review period required under Sec. 22a-42a(c) was not observed.**