

Town of Washington
Inland Wetlands Commission
MINUTES
Regular Meeting
March 11, 2020

7:00 p.m.

Main Level Meeting Room

Members Present: Mr. Papsin, Mr. LaMuniere, Mr. Bennett, Ms. Branson

Members Absent: Mr. Bedini

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

Also Present: Mr. Szymanski, Mr. Gironda, Mr. Sabin, Mr. Stewart, Mr. Neff, Ms. Adams, Mr. Weaver

Call to Order:

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

Seated: Mr. Papsin, Mr. LaMuniere, Mr. Bennett, Ms. Branson

Consideration of the Minutes (00:10):

Regular Meeting Minutes: 2-26-2020:

The Commissioners considered the February 26, 2020, Regular Meeting Minutes:

MOTION: To approve the February 26, 2020, Regular Meeting Minutes as submitted, by Mr. LaMuniere, seconded by Mr. Bennett, passed 4-0 vote.

Special Meeting Minutes: 3-04-2020 – Site Visit at 236 Nettleton Hollow Rd/Application for Permit #IW-20-07:

The Commissioners considered the Special Meeting Minutes of 3-04-2020:

MOTION: To approve the March 4, 2020, Special Meeting Minutes-Site Visit at 236 Nettleton Hollow Rd/Application for Permit #IW-20-07 as submitted, by Ms. Branson, seconded by Mr. LaMuniere, 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., was present to discuss this application. He stated that at the last meeting the Commission requested that the plan titled “Erosion Control Plan & Demolition Sequence for Building Debris Removal” include the material segregation area - dumpster location(s) and the decontamination area for equipment and personnel both within the limit of disturbance.

The Commissioners & 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 3/11/20.

There was a brief discussion regarding the next steps which include: 1. Mr. Bohan submitting another AWP to the State and waiting for the approvals, 2. Post the \$10,000 bond with the Town and 3. Building Department sign-off.

MOTION: To approve application #IW-20-01 submitted by 101 Wykeham Road, LLC. for demolition and removal of fire damage debris in review area at 101 Wykeham Road Per 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 3/11/20, and the accompanying documents on file for this application. This permit is valid for two (2) years and is subject to 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 give the contractor copies of both the motion of approval and approved plans prior to the commencement of work, and 3. any changes to the plans as approved must be submitted immediately to the Commission for review, 4. That sampling 2 upstream and 2 downstream catch basins during qualifying rain events before, during and after the demolition work for the following parameters: Chemical Oxygen Demand (COD) (mg/l); Total Oil and Grease (O&G) (mg/l); Sample pH (field measured); Total Suspended Solids (TSS) (mg/l); Total Phosphorous (mg/l); Total Kjeldahl Nitrogen (TKN) (mg/l); Nitrate as Nitrogen (mg/l); Total Copper (mg/l); Total Lead (mg/l); Total Iron (mg/l); and Total Zinc (mg/l). As well as, sampling the outflow into Kirby Brook during qualifying rain events before, during and after the demolition work; with the outflow sample analyzed for VOCs by EPA Method 8260B Method 5030 and PAHs by EPA Method 8270C, and, 5. That \$10,000.00 of the required \$75,000.00 performance bond is posted with the Town of Washington before any work approved under this permit commences. 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. Bennett and seconded by Ms. Branson, passed by 4-0 vote.

Windels for Barratta/236 Nettleton Hollow Rd/Application for Permit #IW-19-53/Pond Dredging (9:07):

Mr. Papsin stated that at the last regular meeting of the IWC held on February 26, 2020 the motion to approve application IW-19-53 was made in error as the 14-day review period required under Sec. 22a-42a9c) was not observed. He stated that they will redo the motion. Ms. White stated that she noted that the motion was invalid on the February 26, 2020 Regular Meeting Minutes of the IWC.

MOTION: To approve application #IW-19-53 submitted by Windels for Baratta, for the hydraulic dredging of pond at 236 Nettleton Hollow Road, per application dated 9/23/19 survey titled, "Topography Survey," prepared for Joseph P. Baratta, 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. Bennett, seconded by Ms. Branson, 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 (11:50):

Mr. Gironda, Project Engineer with Bibbo Associates, was present. He addressed some the questions that the Commissioners had from the site visit. He informed the Commission that the proposed roof would be cedar

shingles. Mr. Gironda explained the process of the geo thermal well drilling and the erosion controls that will be used.

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 informed the Commissioners that a typical well drilling rig would be used and he pointed out that this work will be done entirely out of the wetlands setback area. He noted that each well will be approximately 300 feet deep and the trench that leads the pipe into the house will be just below frost level.

MOTION: To approve application #IW-20-07 submitted by Baratta for the demolition and rebuilding of a single family dwelling with associated site improvements within the review area per the application dated 2-5-2020 and the plans titled "Site Plan," sheet SP-1, "Erosion Control Plan," sheet EC-1, "Details," sheet D-1, "Erosion Control Details," sheet D-2, prepared for Baratta by Bibbo Associates, LLP, four (4) sheets, dated 02-04-20 and supporting documents in the file, for five (5) 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. LaMunier, seconded by Mr. Bennett, passed by 4-0 vote.

Corbo Associates, Inc./40 Nettleton Hollow Rd/Application for Permit #IW-20-08/Site development with tree removal and planting in review area (22:00):

Mr. Sabin stated that at the site inspection the Commissioners some additions to the proposed site development plan. The revisions to the site plan include: 1. Notation on site flagging and addition of existing spruce flagged to remain, 2. Notation of spruce and pines to be removed and spruce grove to remain, 3. Spruce added for screening, and 4. Preserved pine and poplar grove to remain and dead tree and saplings to be removed.

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 with revisions dated 3-11-20.

The Commissioners had no further questions.

MOTION: To approve application #IW-20-08 for Corbo Associates at 40 Nettleton Hollow Road, for site development with tree removal and planting in the regulated area per plan titled "Propose Site Development Plan w/ Regulated Activities Delineated," prepared for Corbo Associates by Sabin LandScape Architects 2-18-20 with revisions dated 3-11-20 as well as supporting documents on file for five (5) 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 any changes to the plans as

approved must be submitted immediately to the Commission for review, and 4. that when the final site plan and septic plan are brought back to the IWC 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 Ms. Branson, seconded by Mr. LaMuniere, passed by 4-0 vote.

**Adams/19-21 East Shore Rd/Application for Permit #IW-20-09/Install Flagstone Terrace within review area
(27:46):**

Ms. Adams, Property Owner, and Mr. Weaver, Architect, were present to discuss this application.

The Commissioners, Ms. Adams, and Mr. Weaver review the plan titled, "Enlarged Site Plan," Sheet T.002.00, prepared for Christine L. Adams by James Scott Weaver, AIA, dated 02-06-2020. Mr. Weaver noted that the originally approved plan included 730 sf of decking which they proposed to remove and replace with a 572 sf deck which was approved and now they are proposing a further reduction of impervious surface with a 380 sf stone terrace.

The Commissioners agreed that this application was complete and ready for approval.

Mr. LaMuniere reminded the applicant that they would still have to go through Zoning and that this structure would be within 5 feet of the stream bed.

There was a brief discussion regarding setting the stones further apart and creating a 60 to 40 impervious to pervious surface would not be considered a stone structure.

MOTION: To approved application #IW-20-09 for Adams at 19-20 East Shore Road for installation of flagstone terrace within the review area per plans titled "Title Sheet Revised Site Plan – Terrace Plan Details and Notes," Sheet T.001.00 and "Enlarged Site Plan," Sheet T.002.00, prepared for Christine L. Adams by James Scott Weaver, AIA, dated 02-06-2020, as well as the supporting documents on file for this application 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, and 3. 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, seconded by Mr. Papsin, passed by 4-0 vote.

New Applications:

Arthur H. Howland & Associates (for ACF Properties)/280 Nettleton Hollow Rd/Application for Permit #IW-20-11/Proposed demolition and removal of existing structures within regulated area:

The Commissioners accepted this application and scheduled a site walk for March 16, 2020 at 4 pm.

WLR214, LLC/214 West Shore Rd/Modification to Permit #IW-19-43/Modify retaining wall location & walk from road within review area:

This application was accepted by the Commission and will be discussed at the next regularly scheduled meeting of the IWC on March 25, 2020.

Bergen/35 Potash Hill Rd/Application for Permit #IW-20-12/Installation of pond aeration pump & landscape plantings:

This application was accepted by the Commission and will be discussed at the next regularly scheduled meeting of the IWC on March 25, 2020.

Erben Partners/169 West Shore Rd/Application for Permit #IW-20-13/Connection of lakefront structure to existing leaching fields and well within review area:

This application was accepted by the Commission and will be discussed at the next regularly scheduled meeting of the IWC on March 25, 2020. The Commissioners scheduled a site walk at this address on March 16, 2020 at 5 pm.

Enforcement:

Enforcement Activity Report (44:07):

Mr. Tsacoyannis review his report with the Commissioners

There was a brief discussion regarding West Shore Rd.

Other Business:

There was no other business to discuss.

Administrative Business:

There was no administrative business to discuss.

Communications:

Adjournment:

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

Respectfully Submitted,

Shelley White, Land Use Administrator
March 18, 2020