

Town of Washington
Inland Wetlands Commission
September 28, 2022
Regular Meeting
Hybrid – Zoom and Main Level Conference Room
MINUTES

Members Present: Mr. Papsin, Mr. Bennett, Ms. Audet, Mr. Gendron, Mr. Koppel, Alt.

Via Zoom: Ms. Dubow, Alt.

Members Absent: Ms. Bogue

Staff Present: Ms. White

Public Present: Mr. Mack, Mr. Spath, Mr. McTigue, Mr. Neff, Mr. Willenbrock, Mr. & Mrs. Murphy, Mr. Sziklai,

Via Zoom: Mr. Giapponi

PUBLIC HEARING

Mr. Papsin called the Public Hearing to order and seated himself, Ms. Audet, Mr. Bennett, Mr. Gendron, Mr. Koppel (for Ms. Bogue).

Public Hearing to Consider the revisions to Section 15-Enforcement of the Town of Washington Inland Wetlands and Watercourses Regulations:

Mr. Papsin read the administrative report submitted by Ms. White. He explained that these revisions were proposed to clarify and firm up Section 15-Enforcement in the Town of Washington Inland Wetlands and Watercourses Regulations. He noted that these revisions will be effective starting October 6, 2022.

Motion: to adopt the revisions to Section 15 - Enforcement of the Town of Washington Inland Wetlands and Watercourses Regulations as proposed, by Mr. Bennett, seconded by Mr. Koppel, passed by 5-0 vote.

Regular Business

Mr. Papsin called the meeting to order at 7:04 pm.

Members Seated: Mr. Papsin, Ms. Audet, Mr. Bennett, Mr. Gendron, Mr. Koppel (for Ms. Bogue)

Consideration of the Minutes (00:17):

9-28-2022 Regular Meeting Minutes:

Motion: To approve the Regular Meeting Minutes of 9-14-2022 as submitted, by Mr. Bennett, seconded by Ms. Audet, passed by 5-0 vote.

Special Meeting Minutes: 9-20-2022 Site Inspection Report by C. Koppel, 52 Calhoun St - #IW-22-49:

Motion: To approve the Special Meeting Minutes of 9-20-2022 Site Inspection Report for 52 Calhoun St – Permit #IW-22-49 by Mr. Koppel as submitted, by Mr. Bennett, seconded by Mr. Gendron, passed by 5-0 vote.

Special Meeting Minutes: 9-20-2022 Site Inspection Report by J. Bogue, 124 Christian St - #IW-22-44:

Motion: To approve the Special Meeting Minutes of 9-20-2022 Site Inspection Report for 124 Christian St – Permit #IW-22-44 by Ms. Bogue as submitted, by Ms. Audet, seconded by Mr. Gendron, passed by 5-0 vote.

Special Meeting Minutes: 9-21-2022 Site Inspection Report by C. Koppel, 4 Perkins Rd - #IW-22-12M:

Motion: To approve the Special Meeting Minutes of 9-21-2022 Site Inspection Report for 4 Perkins Rd – Permit #IW-22-12M by Mr. Koppel as submitted, by Mr. Gendron, seconded by Ms. Audet, passed by 5-0 vote.

Special Meeting Minutes: 9-21-2022 Site Inspection Report by L Gendron, 255 West Shore Rd - #IW-22-39:

Motion: To approve the Special Meeting Minutes of 9-21-2022 Site Inspection Report for 255 West Shore Rd – Permit #IW-22-39 by Mr. Gendron as submitted, by Ms. Audet, seconded by Mr. Bennett, passed by 5-0 vote.

Special Meeting Minutes: 9-21-22 Site Inspection Report by J. Audet, 285 West Shore Rd - #IW-21-37M and #IW-22-48:

Motion: To approve the Special Meeting Minutes of 9-21-2022 Site Inspection Report for 285 West Shore Rd – Permit #IW-21-37M and #IW-22-48 by Ms. Audet as submitted, by Mr. Bennett, seconded by Mr. Gendron, passed by 5-0 vote.

Motion to Include Subsequent Business Not Already Posted on the Agenda (01:26):

None

Pending Applications:

Adams/ 112 Lower Church Hill Rd/ Application for Permit #IW-22-27/removal of dead trees, paving of driveway and new plantings in URA:

Ms. White stated that she contacted the authorized agent and explained that they would either need to request another extension or come to the meeting. No additional materials that were requested from the 6-28-22 Site Walk were submitted by the applicant.

Motion: To deny without prejudice application for Permit #IW-22-27, for Adams – 112 Lower Church Hill Road for removal of dead trees, paving of driveway, and new plantings in URA, due to lack of information supplied to the Inland Wetlands Commission, by Mr. Bennett, seconded by Ms. Audet, passed by 5-0 vote.

Stuart Somers Co., LLC for Cross/255 West Shore Rd/Permit #IW-22-39/activity within URA – demo existing and rebuild SFD, new septic, drainage:

Mr. Mack and Mr. Spath from Stuart Somers, Co. were present to represent the property owners. Mr. Mack stated that he went over the 9-21-22 Site Inspection Report by Mr. Gendron and tried to address each item. He noted that a plan titled “Demolition Plan” prepared for Bryan and Samantha Cross by, Stuart Somers Co., LLC, dated 9-26-22 sheet 4/4 was submitted for the file. This plan includes the job narrative, erosion controls and sequence of construction.

Mr. Mack noted that the new house will be partially located in the existing house foot print. The old well and septic will be abandoned. There will be one crossing of the intermittent stream with the force main and a water line. All the trees that are to remain and removed are marked accordingly on the plan.

The IWC reviewed the plans and asked for the following revisions:

1. Provide a planting plan and a 5-year maintenance plan, 2. Indicated the location of any and all a/c condensing units, and indicated what type of pad the unit will be place on, 3. If invasive plants are being removed, provide a list of the plants and methods for proposed removal, and 4. Clearly indicate both silt fencing and haybales on plans.

Mr. Mack informed the IWC that there would be no blasting and he feels that the three stockpile areas indicated on the plans will be enough.

The IWC discussed the following possible conditions: 1. that a monthly photo journal documenting all work on the site throughout all phases, 2. maintenance to keep silt fencing and hay bales in good working condition throughout all phases, and 3. excess fill that will not be used as back fill will be removed off site.

The Commissioners agreed that they would like to continue this discussion until the October 12, 2022 regularly scheduled Inland Wetlands Meeting so that they could have more time to review the plans and the revision requests could be added.

Schwartz/173 West Shore Rd/Permit #IW-22-45/Installation of level spreaders in URA:

Mr. Sziklai from Sabin Landscape Architects was present to represent the property owners. He stated that the retaining wall for the newly renovated cobblestone and gravel parking area has scupper drains and they are proposing to install level spreaders to prevent erosion.

The IWC did not have any further questions.

Motion: To approve application for Permit #IW-22-45- submitted by Sabin Landscape Architects for Schwartz – 173 West Shore Road to install scupper drains and level spreaders in URA per plan titled “Site Plan” prepared for Schwartz by Sabin Landscape Architects, Sheet L-1, dated August 24, and application signed by property owners, dated 6-12-22 with accompanying documentation. This permit is valid for two (2) 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, and 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. 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. 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, passed by 5-0 vote.

Steep Rock Association/124 Christian St/Permit #IW-22-44/construction of stone steps on trails in URA:

Mr. Giapponi, Trails and Preserves Coordinator, was present on behalf of Steep Rock Association. He asked if the IWC had any further questions regarding the proposed project.

The IWC stated that they are comfortable with the information that they received and ready to vote.

Motion: To approve application for Permit #IW-22-44, for Steep Rock Association – 124 Christian Street for construction on stone steps on trails in review area per application dated 8/24/22 with accompanying Project Narrative by M. Giapponi, dated 8/24/22. 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, and 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. 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. 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, passed by 5-0 vote.

Seated: Bennett, Audet, Gendron, Koppel (for Bogue), Dubow (for Papsin)

West Shore Farms, LLC/285 West Shore Rd/Modification to Permit #IW-21-37/change stone patio to turf in URA:

Mr. McTigue from Arthur Howland & Associates was present to represent the property owners for this application to request a modification to an existing permit. He distributed revised copies of the plan titled, "Proposed Lakefront Site Development Map," sheet SD.1 with revision date of 9-28-22 and included an "Invasive Species Removal Plan," sheet IR.1, dated 9-28-22, both prepared for West Shore Farm, LLC. by Arthur H. Howland & Associates. He noted that the "Invasive Species Removal Plan" includes a 5-year maintenance plan.

The bluestone sitting area will be changed to astroturf with a 12" thick 1.5" crushed washed stone base layer. The existing gravel parking area will be changed to a paved oil and stone surface. Both are indicated on the revised site development plan. A 1-foot wide by 1-foot deep washed crushed gravel stone trench for drainage purposes along the parking area to capture surface flow. Mr. McTigue stated that a note was added to the site development plan that an as built will be prepared when the work is completed.

Motion: To approve the modification to Permit #IW-21-37- submitted by Arthur H. Howland & Associates for West Shore Farms, LLC. – 285 West Shore Rd to replace the approved bluestone sitting area to astroturf with a crushed stone base and convert the parking area to oil and stone per the plans titled "Proposed Lakefront Site Development Map" sheet SD.1 with revision date of 9-28-22 and "Invasive Species Removal Plan," sheet IR.1, dated 9-28-22, both prepared for West Shore Farm, LLC. by Arthur H. Howland & Associates, and application dated 9-7-22 with accompanying documentation in the file. This permit is valid until the original expiration date of June 23, 2023 and is subject to the original conditions. In approving this application to modify an existing permit, 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 Ms. Audet, seconded by Mr. Bennett, passed by 5-0 vote.

West Shore Farms, LLC/285 West Shore Rd/Permit #IW-22-48/Construct driveway, parking area & stonewall in URA:

Mr. McTigue from Arthur Howland & Associates was present to represent the property owners for this application.

The IWC felt the site inspection and the plans address any questions and this was a straightforward application.

Motion: To approve application for Permit #IW-22-48, Submitted by Arthur H. Howland & Associates, PC. for West Shore Farms, LLC. – 285 West Shore Road for construction on driveway, parking area and stonewall in review area per plan titled “Proposed Gravel Access Driveway,” prepared for West Shore Farm, LLC. by Arthur H. Howland & Associates, PC, sheet SD.2 dated 9-7-2022 and application dated 9-7-2022 with accompanying documentation. This permit is valid for two (2) 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, and 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. 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. 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 Ms. Audet, seconded by Mr. Bennett, passed by 5-0 vote.

Members Seated: Mr. Papsin, Mr. Bennett, Mr. Gendron, Mr. Koppel, Alt.(for Ms. Bogue), Ms. Dubow, Alt (For Ms. Audet)

Beck/4 Perkins Rd/Modification to Permit #IW-21-12/tree removal in URA:

Mr. Willenbrock of DEW Construction was present to represent the property owner.

It was noted that the additional trees proposed to be removed were marked in yellow on the map that was submitted and the trees that were previously approved to be removed are in green. He informed the IWC that the runoff from the septic area, where the trees will be removed, will be directed towards a swale, then to a pipe that will go underneath the driveway.

Motion: To approve the modification to Permit #IW-21-12- Beck – 4 Perkins Road to remove additional trees overhanging new structure, septic and drainage areas as indicated in yellow on the plan signed by D. Willenbrock and dated 9-28-22, 9-21-22 Site Inspection Report by C. Koppel, and application signed by T. Beck dated 9-8-22 with accompanying documentation in the file. This permit is valid until the original expiration date of April 4, 2023 and is subject to the original conditions. In approving this application to modify an existing permit, 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 Ms. Audet, seconded by Mr. Bennett, passed by 5-0 vote.

Mnuchin/52 Calhoun ST/Permit #IW-22-49/Selective tree/vegetation clearing and planting in URA:

Mr. Neff, P.E. was present to represent the property owner for this application. He submitted a revised plan titled "Vegetation Clearing & Planting Plan," prepared for 52 Calhoun Street by Brian E. Neff, Licensed Engineer, sheet 1 of 1 with revision date of 9-24-2022, to address the questions that were brought up at the September 20, 2022 site inspection. He provided more detail under the Proposed Sequence of Work regarding removal of the spruce tree and invasive plants on the island and how the material will be disposed. Mr. Neff also included the planting and maintenance of the proposed orchard under this section on the plan. He added that the Mr. Lord would be performing the tree work and that he would be able to provide more information regarding organic spraying and fertilizer for the orchard when the time comes.

The IWC requested that Mr. Lord provide MSDS sheets for any of the products that will be used before any work is done.

Mr. Neff stated that if more work needs to be done he will apply for a modification.

Motion: To approve application for Permit #IW-22-49, Submitted by Brian Neff, P.E. for Mnuchin – 52 Calhoun Street for selective tree/vegetation clearing and planting in the review area per plan titled "Vegetation Clearing & Planting Plan," prepared for 52 Calhoun Street by Brian E. Neff, Licensed Engineer, sheet 1 of 1 with revision date of 9-24-2022 and application dated 9-5-2022 with accompanying documentation. 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. 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, and 4. Notification shall be submitted to the Enforcement Office prior to the application of any fertilizers and pesticides to the apple orchard, and 5. A photo journal shall be maintained and supplied to the Land Use Office beginning at the start of the entire project and monthly thereafter until completion of the project. 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 Ms. Audet, seconded by Mr. Gendron, passed by 5-0 vote.

New Applications to be Received by the Commission (49:41):

Murphy/99 Blackville Rd/Application for Permit #IW-22-50/Construct detached garage within URA:

Mr. & Mrs. Murphy, property owners, were present to discuss this application. They explained that they would like to construct a detached garage.

The IWC noted that the proposed location is very close to the wetland boundary and they should schedule a site inspection. The IWC accepted this application and scheduled a site inspection for Tuesday, October 4, 2022 at 4:00 p.m.

Schwartz/173 West Shore Rd/Application for Permit #IW-22-51/Construction addition and renovate existing home within URA – Submitted 9-27-22, Not reviewed by LUA:

The IWC tabled the acceptance of this application to allow time for an administrative review.

Beck/4 Perkins Rd/Application for Permit #IW-22-52/underground utility tie in/trenching in URA – submitted 9-27-22, Not reviewed by LUA:

The IWC tabled the acceptance of this application to allow time for an administrative review.

Other Business(1:11:45):

None

Enforcement and Compliance Initiatives (1:12:26):

The WEO was not present for this meeting.

Administrative Business:

None

Communications:

None

Adjournment:

Motion: To adjourn the meeting at 8:15 pm, by Mr. Bennett.

Respectfully submitted by:

Shelley White

Shelley White
Land Use Administrator
10-4-22 Rev. 10-7-22

Minutes are subject to approval

Link to recording of meeting:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/swhite_washingtonct_org/EYT1xq3UyZRCng8rmngUr5QBPGYdFXVt92zxXAAG6gZpyQ?e=gEMBUV