

Town of Washington
Inland Wetlands Commission
October 12, 2022
Regular Meeting
Hybrid – Zoom and Main Level Conference Room
MINUTES

Members Present: Mr. Papsin, Mr. Bennett, Ms. Audet, Mr. Gendron, Ms. Bogue, Mr. Koppel, Alt.
Via Zoom: Ms. Dubow, Alt.

Staff Present: Ms. White, Ms. Haverstock

Public Present: Mr. Mack, Mr. Spath, Mr. McTigue, Mr. Willenbrock, Mr. & Mrs. Murphy,
Via Zoom: Mr. Schwartz

Regular Business

Mr. Papsin called the meeting to order at 6:59 pm.

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

Consideration of the Minutes ():

9-28-2022 Regular Meeting Minutes:

Motion: To approve the Regular Meeting Minutes of 9-28-2022 as submitted, by Mr. Bennett, seconded by Ms. Bogue, passed by 5-0 vote.

Special Meeting Minutes: 10-4-2022 Site Inspection Report by Mr. Bennett, 99 Blackville Rd - #IW-22-50:

Motion: To approve the Special Meeting Minutes of 10-4-2022 Site Inspection Report for 99 Blackville Road – Permit #IW-22-50 by Mr. Bennett 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 ():

None

Pending Applications:

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 went over the additions to the plans based on the 9-21-22 IWC site inspection and the 9-28-22 IWC Meeting. He stated that they were unable to hire a landscape architect in time to have a planting and maintenance plan at this meeting but they are willing to submit one as a modification. It was noted that the revisions included the location of a/c condensing units with the pad the unit will be placed on, and indicated both silt fencing and haybales on the plans.

Mr. Mack submitted a copy of the Housatonic Valley Health District Approval date 8-24-22 for a more compact septic system

Motion: To approve application for Permit #IW-22-39- submitted by Stuart Somers Co., LLC for Cross – 255 West Shore Road to demolish existing dwelling and rebuild new dwelling, new septic and install drainage within the URA per plans titled “Subsurface Sewage Disposal System”, sheet 1 of 4, “Notes and Details,” sheet 2 of 4, “Enlarged Site Plan, “ sheet 3 of 4, and “Demolition Plan, “ sheet 4 of 4, prepared for Bryan & Samantha Cross by Stuart Somers Co., LLC. with revision date of 10-11-22, H. V. Health District approval dated 8-24-22, the 10-12-22 Cut and Fill worksheet, and the permit application dated August 8, 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, 4. Applicant must submit planting and 5-year maintenance plan no later than February 28, 2023, and 5. Applicant shall submit a photo journal of work done by the 1st of each month until the planting plan is completed. 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.

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.

Ms. White displayed the architectural drawings that depict the foundation of the proposed garage on the screen. The IWC requested that the plan show a cross section of the foundation.

Mr. Murphy stated that frost wall will be 6 inches above the interior slab. He confirmed that there would be no stockpiling of materials.

The IWC emphasized that there shall not be any drainage features from the interior to the exterior and asked that it be noted on the plans. The Commission agreed that if the property owner should come upon ground water when digging that all activity should stop and they shall call the Enforcement Officer to come out and assess the situation.

Motion: To approve application for Permit #IW-22-50, for Murphy – 99 Blackville Road for construction of a detached garage in the review area per plan titled “Proposed Zoning Location Survey,” Prepared for Donna Talarico by Civil One Engineering, sheet 1 of 1 dated 4/29/22, the hand drawn architectural plans detailing the foundation signed by Mr. Murphy and dated October 13, 2022 by the Inland Wetlands Permit Application signed by Shawn and Donna Murphy dated 9/21/22 and accompanying documents on file. 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, 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, 4. If the applicant should come upon water when digging for the foundation, they must call the Enforcement Officer to come to the site and assess the situation before proceeding, and 5. The applicant will submit a revised plan with detail of the foundation that will be 6 inches above slab and no drainage features. 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 Ms. Audet, passed by 5-0 vote.

New Applications to be Received by the Commission ():

Ms. Audet recused herself and Mr. Koppel was seated.

Schwartz/173 West Shore Rd/Application for Permit #IW-22-51/Construction addition and renovate existing home within URA:

Mr. Schwartz, property owner, was present via Zoom to discuss this application. He explained that they are proposing an 11'x16' addition as well as relocating the generator within the review area.

The IWC accepted this application and scheduled a site inspection for Tuesday, October 18th at 3:00 p.m.

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:

Mr. Willenbrock, agent for the property, was present to discuss this application. He explained how they are proposing to run the electrical power from Perkins Road down to the main power source on West Shore Road. The plan is to trench down the side of Perkins Road and along West Shore Road where they will cut and patch the area. Mr. Willenbrock confirmed that he has a contractor lined up to patch the area up before winter weather. He estimates that the proposed work should take approximately 2 weeks to complete as long as the weather cooperates. The trench will be 18 inches wide and no more than 33 inches down. Mr. Willenbrock noted that they will be filling the trench with sand.

The IWC asked for a sequence of work. The Commission asked that a list of materials with the amounts be included with the application. There was a brief discussion regarding how Mr. Willenbrock plans to keep the sand from running down the road. The IWC asked for a plan explaining how the sand will stay in place.

The IWC and Mr. Willenbrock discussed whether the sand should be stockpiled at the site with proper soil and erosion controls or if Mr. Willenbrock should load the sand in his truck.

The IWC accepted this application and scheduled a site inspection for Tuesday, October 18, 2022, following 173 West Shore Road, at approximately 3:30 p.m.

Ms. Audet was reseated.

Premier Trust/157 Calhoun St/Application for Permit #IW-22-53/construct accessory building in URA:

Mr. McTigue from Arthur Howland & Associates was present to represent the property owners for this application. He explained that this application involves construction of a one and a half story accessory building outside of the zoning setbacks. They are planning on slightly redirecting the driveway, installing a small drainage system with a footing drain outlet. The proposed building will have a half bath, no bedrooms and a kitchenette and will tie into the existing septic system.

The IWC and Mr. McTigue looked at the architectural plans. Mr. McTigue noted that the structure was designed to work with the existing grade and pointed out the location of the proposed level spreader.

Mr. McTigue confirmed that they will be applying to the Historic District Commission. There was a brief discussion regarding the architecture.

Ms. Haverstock asked if there was a cross section and calculation for the level spreader.

Mr. McTigue responded that he could get the calculations for the level spreader and the calculations of materials that will be taken out, deposited, and taken off site. He stated that the site would be staked and marked for the site inspection.

The IWC accepted this application and scheduled a site inspection for Tuesday, October 18, 2022, at approximately 4:15 p.m.

Other Business():

None

Enforcement and Compliance Initiatives ():

Ms. Haverstock reported that we have had a couple of weeks without any notice of violations. She reviewed the sites that have been visited and stated that she and Mr. Papsin have made many site visits, observing, monitoring projects that are in progress and following up after a start card has been submitted.

Administrative Business:

None

Communications:

Ms. White reminded the Commissioners that they should register as soon as possible if they plan to go to the CACIWC 45th Annual Conference on Saturday, October 29, 2022.

Adjournment:

Motion: To adjourn the meeting at 7:58 pm, by Mr. Bennett.

Respectfully submitted by:

Shelley White

Shelley White

Land Use Administrator

10-18-22

Minutes are subject to approval

Link to recording of meeting:

https://townofwashingtoncc-my.sharepoint.com/:u:/g/personal/swhite_washingtonct_org/EbzaR-IMqZJOsPR83aNUlu0Bgt68aHx5C1qqjR7g6Ti-qQ?e=D6l9h7