

TOWN OF WASHINGTON
BRYAN MEMORIAL TOWN HALL
PO BOX 383
WASHINGTON DEPOT. CT 06794

INLAND WETLANDS SITE INSPECTION REPORT

- I. APPLICATION # IW- INSPECTION DATE: April 16, 2024
- II. NAME: Frank Monteleone for KAPLAN/KOZMA TIME: 4: 20PM – 4:45 PM
- III. PROPERTY ADDRESS: 136 Nichols Hill Road
- IV. REASON FOR APPLICATION: Two Additions to the Home
- V. COMMISSION MEMBERS PRESENT: Bob Papsin, Bruce Bennett, Larry Gendron, Chris Koppel, Melinda Ely Dubow
- VI. STAFF PRESENT: none
- VII. OTHERS PRESENT: Frank Monteleone, Contractor for the Owner
- VIII. OBSERVATIONS:
- Commissioners gathered at the site. It was a warm, sunny and dry Spring Day of 72 degrees.
 - Commissioners observed the site noting and discussing the following:
 - Observed a custom cape house of 1.9 stories, on approximately 2.5 +/- acres of open land, sited above a pond and adjacent to wetland area. The wetland area is staked. It was noted that the house lacked gutters beneath the dormers. Frank Monteleone (Contractor) directed us to the front right side of the house noting that the small staked area would be excavated down 4 feet to allow for new footing. He noted this was 130 feet from closest wetland flag.
 - Commissioners were lead to the opposite side of the house (closest to the pond, wetland and wetland soil) where Mr. Monteleone stated that the work on this section would include “bumping’ out the house, removing the current decking and excavating down 4 ft to allow for footings and block walls. Commissioners were told that the block would be brought in so there will be no cement truck/mixing on site, and no wash-out on property.
 - Commisioners questioned how the excavated materials would be handled and were told that they would be removed to a stockpile area that was marked on a plan which had been previously provided by Mr. Monteleone. Mr. Monteleone also stated that there would be silt fencing installed as per the plan. This brought to light that the commissioners did not have the referred to plan.
 - Commissioners will attain the plan and cross reference these items.
 - Commisioners inquired about the construction sequence and equipment to be used on the property. Again, this is to be cross-referenced with the plan and missing information will be requested.
 - Commissioners have asked for the following pending review of the site plan:
 - Mark footing drains on plan/update drainage

- Sequence of construction on plan.
- Equipment to be used on site.
- Show silt fencing on plan.
- Show stockpile on plan.

Melinda Dubow obtained the plan in question from Mrs. Rill on 4/17/24 via an emailed link.

Plan shows the following items previously in question:

- Stockpile is pictured on plan.
- Silt fencing is drawn on plan.

Plan needs to be updated with the following:

- Sequence of construction plan.
- Equipment to be used on site.
- Show footing drains on construction plan.

The commissioners left the property at approximately 4:45 PM.

Respectfully submitted,

Melinda

Melinda Ely Dubow

Inland Wetlands Commission, Alternate