

Town of Washington
Inland Wetlands Commission
May 10, 2023
Regular Meeting
Hybrid
MINUTES

7:00 p.m.

Main Conference Room/Zoom Teleconference

Members Present: Mr. Papsin, Mr. Bennett, Ms. Bogue, Mr. Koppel, Alt.

Via Zoom: Ms. Dubow, Alt.

Staff Present: Ms. Haverstock, Ms. Rill

Public Present: P. Szymanski, Other Members of the Public

Regular Business

Mr. Papsin called the meeting to order at 7:01 p.m.

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

Consideration of the Minutes:

4-26-2023 Regular Meeting Minutes:

Motion: To approve the Regular Meeting Minutes: 4-26-2023 as submitted, by Mr. Bennett seconded by Ms. Bogue, passed by 5-0 vote.

Special Meeting Minutes: 5-2-23 Site Inspection Report for 59 East Shore Rd – submitted by J. Bogue:

Motion: To approve Special Meeting Minutes: 5-2-2023 Site Inspection Report for 59 East Shore Rd – submitted by J. Bogue, as submitted, by Mr. Bennett, seconded by Ms. Bogue, passed by 4-0 vote.

Special Meeting Minutes: 5-2-2023 Site Inspection Report for 217 West Shore Rd - submitted by C. Koppel

Motion: To approve the Special Meeting Minutes: 5-2-2023 Site Inspection Report for 217 West Shore Rd - submitted by C. Koppel – Permit #IW-23-28, as submitted, by Mr. Bennett, seconded by Ms. Bogue, passed by 4-0 vote.

Motion to Include Subsequent Business Not Already Posted on the Agenda:

None

Pending Applications:

Robert Green Associates, LLC. for Campuzano/41 Rabbit Hill Road/Application for Permit #IW-23-1/Build single family dwelling, garage and pool partially in URA:

Mr. Papsin informed the Commission that tonight's meeting was the last permitted extension for this application. Robert Green submitted new plans for review that the Commission received at this meeting. The Commission agreed that because they did not have time to review these plans and that there could not be any further extensions granted, that the Commission would need to deny the application – without prejudice, and then the applicant could resubmit a new application.

Motion: To deny, without prejudice, the application for #IW-23-1 – submitted by Robert Green Associates, LLC for Campuzano/41 Rabbit Hill Road/Build single family dwelling, garage and pool partially in URA – for lack of information, by Mr. Bennett, seconded by Mr. Koppel, denied 5-0 vote.

Willenbrock for Meyer/164 West Shore Rd/Application for Permit #IW-23-19/Upgrading existing drainage, construct: 1. 3' wide x 15' long seawall, 2. 10'x 15' flagstone patio, 3. 2 boulder walls along the shoreline, and planting:

This application was tabled. Mr. Neff, P.E. informed Ms. White that the site plan would not be ready for tonight's meeting. Mr. Willenbrock submitted a letter to the Land Use Office requesting that the application be tabled.

A.H. Howland & Associates for BCLC, LLC/217 West Shore Road/Application for Permit #IW-23-28/Proposed floating dock with floating walkway and ramp that will be hinged to the shore and the dock.

Mr. Papsin recused himself as he was not in attendance of the prior meeting.

The Commission did not find issue with the proposed. This dock will be a floating dock hinged to an existing foundation on the shore.

MOTION: To approve the application for Permit #IW-23-1 - submitted by Arthur Howland & Associates for BCLC, LLC at 217 West Shore Rd., for a proposed floating dock with walkway and ramp that will be hinged to the shore and the dock as shown on the drawing dated 3-3-23 by Regatta Dock Systems with accompanying documentation submitted by Arthur H. Howland & Associates. 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. 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. Bogue, passed by 4-0 vote, with Mr. Papsin abstaining due to absence.

A.H. Howland & Associates for Bramson/270 Nettleton Hollow Rd/Application for Permit #IW-23-30/Construct horse barn, lunge ring, etc. partially within URA (submitted 4-24-23 – not reviewed by LUA)

Mr. Szymanski of A.H. Howland & Associates explained that a few years ago the applicant had received approval to construct a horse barn. Since then, the plans for the barn have been updated and a lunge ring have been added to the plans. The Commission agreed to schedule a Site Visit for 4:00pm, Tuesday, May 16, 2023.

A. H. Howland & Associates for Beck/4 Perkins Rd/Application for Permit #IW-23-31/installation of drainage and repaving of driveway/road within URA (submitted 4-24-23 – not reviewed by LUA):

Mr. Szymanski of A.H. Howland & Associates explained that water is coming up out of the driveway itself, so installation of drainage and above-ground stone swales will be added.

The Commission scheduled a Site Visit to immediately follow the prior scheduled Site Visit on Tuesday, May 16, 2023.

New Applications to be Received by the Commission:

No new applications.

Other Business:

Bazos, 90 Tinker Hill Road, Permit #IW-15-52 Bond Release:

Mr. Papsin explained that Dr. Bazos has requested that his bond for \$10,000 be released for the work completed on the accessway from 90 Tinker Hill to West Shore Road. An as-built of the work that was done had been requested but not received. The Commission noted that this property is no longer owned by Dr. Bazos, however, the as-built is still required, a site walk needs to be scheduled to confirm that the as-built is correct and that the work is stable, and Dr. Bazos must obtain permission from the current owner for the Commission to walk the site. Mr. Bennett suggested that permission should be obtained as soon as possible for the Commission to visit the property for a Site Walk first, as they await the as-built. If a second site visit is needed after the as-built survey is received, the Commission can do so if deemed necessary.

Motion: For the Request of Bazos, 90 Tinker Hill Road – bond inquiry, the Inland Wetlands Commission has requested the following: 1.) Dr. Bazos must obtain permission from the current property owner of 90 Tinker Hill Road for the Commission to conduct a site walk on the property, 2.) an as-built survey for the property be submitted to the Commission, and 3.) a site walk to be scheduled by the Commission – all of which will be completed prior to consideration of the bond release, by Mr. Bennett seconded by Ms. Bogue, approved 5-0 vote.

Enforcement and Compliance Initiatives:

Ms. Haverstock, E.O., stated that she and Mr. Papsin continue to make weekly visits to the sites of current active permits to make sure that sediment and soil erosion controls are in place and operating as expected.

Ms. Haverstock added that she has continued to reach out to the owners of 32 Lower Church Hill Road, where a Notice of Violation has been sent for the clearing of trees. The letter has been received, but no response has been given at this time.

Administrative Business:

None

Communications:

None

Adjournment:

Motion: to adjourn the May 10, 2023 Washington Inland Wetlands Commission meeting at 7:27pm, by Ms. Bogue, seconded by Mr. Bennett, approved unanimously.

Respectfully submitted by:

Tammy Rill
Land Use Clerk
5-16-2023
Minutes are subject to approval

Link to recording of meeting:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/ET-x1VB5C6JIrvQh5HnopnYBBqygALbjbcHb3KPOYYs6Lg?e=hKi6wD