

Inland Wetlands Commission

Regular Meeting

MINUTES

Hybrid

Wednesday, March 27, 2024

7:00 p.m. - Main Conference Room/Zoom

Members Present: Chair Papsin, L. Gendron, J. Anthony-Bogue, B. Bennett

Members Absent: J. Audet

Alternates Present: C. Koppel

Alternates Absent: M. Dubow

Staff Present: M. Haverstock, T. Rill

Public Present: D. Lemire, C. Pottbecker, P. Szymanski, B. Fairbairn, S. Sabin, G. Edelstein,

Chair Papsin called the meeting to order at 7:01pm.

Chair Papsin, Mr. Bennett, Ms. Anthony-Bogue, Mr. Gendron and Mr. Koppel were seated.

Consideration of the Minutes:

Regular Meeting Minutes: 02-28-2024:

MOTION: To approve the 02-28-2024 Washington Inland Wetlands Meeting Minutes, as submitted, by Mr. Bennett, seconded by Ms. Anthony-Bogue, approved 5-0 vote

3-05-2024 Site Report Minutes for 91 West Shore Rd./#IW-24-4/submitted by C. Koppel:

MOTION: To approve the 3-05-2024 Site Report Minutes for 91 West Shore Rd./#IW-24-4, submitted by C. Koppel, as submitted, by Mr. Bennett, seconded by Ms. Anthony-Bogue, approved 5-0 vote.

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

None.

Pending Applications:

Cardinal Engineering for the Town of Washington/5 East Shore Rd./ #IW-23-79/ Rehabilitation of the New Preston Dam:

Mr. Lemire of Cardinal Engineering was present to represent the Town of Washington.

He clarified that since the last discussion of the proposed work, there was an increase in the rip-rap size to 6-inch stone, and the anti-tracking pad will be clean, 2-inch stone only.

MOTION: To approve the application for Cardinal Engineering for the Town of Washington/5 East Shore Rd./ #IW-23-79/ Rehabilitation of the New Preston Dam as shown in the application with accompanying documentation, including plan set titled, "Town of Washington – plan for rehabilitation of the New Preston Falls Dam on East Aspetuck River", by Cardinal Engineering, sheets 1, 3 4, dated December 4, 2023, sheets 2,5,7-11 revised 2-12-2024, sheets 6 and 12 revised 2-23-2024, "Sediment Management Plan", New Preston Falls Dam, Washington, Connecticut, prepared by Cardinal Engineering, dated December 1, 2023, revised February 23, 2024. 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. 4. 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. 5. There will be notification given to the Wetlands Enforcement officer prior to soil testing in the river. 6. There will be care taken for refueling of all equipment on site. 7. There will not be any cement wash out on premises 8 There will be no trash left on site and the area will be checked at the end of each day. 9. A sequence of construction will be submitted to the Land Use Office by the awarded contractor prior to commencement of work. 10. Revised plans with the Conditions of Approval will be submitted to the Land Use Office. 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. Koppel, seconded by Ms. Anthony-Bogue, approved unanimously.

Sabin Landscape Architects for Edelestein/Salles/274 Nettleton Hollow Rd./#IW-24-2/to build a deck, patio, slab steps and plantings within URA:

Mr. Sabin, representing the property owner, was present.

He explained that his focus has been on the overflow from the 15" pipe spilling into Sprain Brook. Mr. Sabin proposed replacing the 15-inch pipe with 30" corrugated pipe, a larger sump with larger boulders, double lining the silt fencing and include a layer of stone base.

Mr. Sabin has requested to repair the drainpipe as soon as possible with an administrative sign-off and the other work – that would still require approval, would be continued during dry season. The Commission agreed that Mr. Sabin could submit a separate application for the repair of the pipe only. They have requested that a plan on how the water will be diverted be added to the plans along with a sequence of construction for the pipe repair.

WeDocks/Colin Pottbecker for Nettleton/91 West Shore Rd./ #IW-24-4/for a dock with dock landing:

The Commission did not have any questions regarding the application.

MOTION: To approve the application for WeDocks/Colin Pottbecker for Nettleton/91 West Shore Rd./#IW-24-4/for a dock with dock landing as shown in the application with accompanying documentation, including a March 4, 2024, Letter to S. White from Z. Marchetti, P.E., Marchetti Consulting Engineers, Re: New dock at 91 West Shore Road, New Preston, CT., Stamped. The Plan titled "91 West Shore Residence REV002" submitted 3-7-2024 by WEDOCKS, stamped by Marchetti, P.E., the 2024-3-6 Summary Letter from S. Nettleton, Pinnacle Peak, Inc., Re: 91 West Shore Rd Dock Markups Made by WEDOCKS Dated 01/24/2024 on Site Plan by LandTech prepared for Pinnacle Peak. 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. 4. 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. Anthony-Bogue, seconded by Mr. Bennett, approved unanimously.

New Applications to be Received by the Commission:

Washington Community Housing Trust, Inc./77 Baldwin Hill Rd./#IW-24-12/for the construction of a single-family home with septic system:

The Commission accepted the application.

They scheduled a Site Walk for Wednesday, April 3, 2024, at 3:00pm. They have requested that the house, driveway and septic be staked out and that the cross-section detail of the septic pipe that will cross the stream be noted on the plans.

Other Business:

There was no other business for this meeting.

Enforcement and Compliance Initiatives:

217 West Shore Road - Notice of Violation:

Mr. Szymanski, representing the property owner, provided a letter from Jonathon Lord of Lord Tree Experts with his recommendations regarding the trees on the property. The Commission agreed that they would like remediation of tree health rather than cutting them down completely.

The Commission scheduled a Site Walk for Wednesday, April 3, 2024, immediately following the Site Walk at 77 Baldwin Hill Road (approximately 4:00pm). They have requested that Mr. Lord also be present for the Site Walk, if possible.

Administrative Business:

None.

Communications:

Adjournment:

To adjourn the March 27, 2024, Washington Inland Wetlands Commission meeting at 8:08pm, by Mr. Bennett, seconded by Ms. Anthony-Bogue, approved unanimously.

Meeting Recording can be found here:

[IWC 3-27-24.MP3](#)

Dated: 04-01-2024

Signed,



Tammy Rill

Land Use Clerk

trill@washingtonct.org

*Minutes filed, subject to approval

Date	Site Inspection	Notes
Wednesday March 6, 2024	Town Pavillion	Invasive removal project
Wednesday March 6, 2024	Route 202	Clearing project
Wednesday March 6, 2024	184 Shearer Road	Start card
Wednesday March 6, 2024	West Morris Road	Start card
Wednesday March 6, 2024	134 Roxbury Road	Permit review
Thursday March 14, 2024	Tunnel Road and River Road	Permit and Project reviews
Thursday March 14, 2024	Wheaton Road & 202	Project review
Thursday March 14, 2024	West Shore Road	Permit and lake review
Thursday March 21, 2024	Tunnel Road	Project & Permit review
Thursday March 21, 2024	West Shore Road	Property reviews
Thursday March 21, 2024	Nettleton Hollow	Drainage and property reviews
Thursday March 21, 2024	School Street	Project app review
Thursday March 21, 2024	Romford Road	Drainage review