

Inland Wetlands Commission

Regular Meeting

MINUTES

Hybrid

Wednesday, April 24, 2024

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

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

Members Absent: Chair Papsin

Alternates Present: C. Koppel, M. Dubow (via Zoom)

Alternates Absent: None

Staff Present: T. Rill

Public Present: P. Szymanski, F. Monteleone, J. Haestad, A. Haestad, P. Manno

Mr. Bennett called the meeting to order at 7:00pm.

He seated himself, Ms. Audet, Ms. Anthony-Bogue, Mr. Gendron and C. Koppel for an absent Chair Papsin.

Consideration of the Minutes:

Regular Meeting Minutes: 04-10-2024:

MOTION: To approve the April 10, 2024, Washington Inland Wetlands Commission Regular Meeting minutes as submitted, by Ms. Audet, seconded by Mr. Koppel, approved 5-0 vote.

4-16-2024 Site Inspection Report for 157 Calhoun St./#IW-24-14/submitted by C. Koppel:

MOTION: To approve the 4-16-2024 Site Inspection Report for 157 Calhoun St./#IW-24-14/submitted by C. Koppel as submitted, by Ms. Audet, seconded by Ms. Anthony-Bogue, approved 5-0 vote.

4-16-2024 Site Inspection Report for 136 Nichols Hill Rd./#IW-24-16, submitted by M. Dubow:

MOTION: To approve the 4-16-2024 Site Inspection Report for 136 Nichols Hill Rd./#IW-24-16, submitted by M. Dubow as submitted, by Ms. Anthony-Bogue, seconded by Mr. Koppel, approved 5-0 vote.

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

None.

Pending Applications:

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

This application has been tabled to the May 8, 2024, Inland Wetlands meeting.

Arthur H. Howland & Associates for The Premier Trust/157 Calhoun St./#IW-24-14/ Residential construction of an accessory structure, driveway relocation, a small addition to the residence, sunken garden and tunnel and other related appurtenances:

Mr. Szymanski of Arthur H. Howland & Associates was present to represent the property owner.

Mr. Szymanski presented updated plans that showed updates made since the Site Walk. The Commission asked Mr. Szymanski to add that there will be no stockpiling on site. Mr. Szymanski noted, signed, and dated the plans.

MOTION: To approve the application for the request of Arthur H. Howland & Associates for The Premier Trust/157 Calhoun St./#IW-24-14/ Residential construction of an accessory structure, driveway relocation, a small addition to the residence, sunken garden and tunnel and other related appurtenances, as shown in the application and supporting documents including **Proposed Site Development Plan” prepared for The Premier Trust Inc. by Arthur H. Howland & Associates, PC, Sheet SD.3 with revision date of 3-26-2024, revised, signed and dated 4-24-2024 by Paul Szymanski of Arthur H. Howland & Associates “Site Plan – Landscape Plan” for 157 Calhoun prepared by Sea Green Horticulture, Sheet L-102 undated, “Home Theater Blumker – Proposed Tunnel Section,” for 157 Calhoun Street, by DeStefano & Chamberlain Inc., page TUN-1, dated 2-20-2024.** 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. Audet, seconded by Mr. Koppel, approved unanimously.

FJM, LLC for Kaplan/Kozma/136 Nichols Hill Rd./#IW-24-16/for two additions to the home in the URA:

Mr. Monteleone of FJM, LLC was present to represent the property owner.

Mr. Monteleone noted, signed, and dated the Sequence of Construction stating there would not be any wash out on site.

MOTION: To approve the application for the request of FJM, LLC for Kaplan/Kozma/136 Nichols Hill Rd./#IW-24-16/for two additions to the home in the URA as shown in the application and supporting documents including **“Kaplan-136 Nichols Hill” hand drawn plan submitted with application by F. Monteleone, revised, signed and dated 4-24-2024 by F. Monteleone, “Foundation Plan” sheet A.0 & “Exterior Elevations Floor Plan” sheet A.1, for 136 Nichols Hill Rd by Gary Nurnberger, sheet A.0, date 3-19-2024, and a sequence of construction dated 4-24-2024 by F. Monteleone.** 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. Audet, seconded by Mr. Gendron, approved unanimously.

Arthur H. Howland & Associates for BCLC, LLC/217 West Shore Rd./#IW-24-17/for the Correction of a Violation of #IW-23-57:

This application has been tabled to the May 8, 2024, Inland Wetlands Meeting.

New Applications to be Received by the Commission:

Steep Rock Association/185 Tunnel Rd./#IW-24-9/construct rock steps up the stream channel to restore aquatic organism passage from the Shepaug River to Kirby Brook:

The Commission accepted the application.

They scheduled a Site Walk for Tuesday, April 30, 2024, at 4:00pm.

Haestad, 74 River Rd./#IW-24-21/ Modification to existing permit #IW-24-1/to construct a Deck:

The Commission accepted the application.

They scheduled a Site Walk for Tuesday, April 30, 2024, at 4:45pm

Manno/286 Litchfield Tnpk./#IW-24-18/for a two-story 35'x12.5' addition to existing house

to be located where the existing deck is. Adding a new deck- 35' x 12 off new addition:

The Commission accepted the application.

They scheduled a Site Walk for Tuesday, April 30, 2024 at approximately 5:15pm.

Other Business:

There was no other business for this meeting.

Enforcement and Compliance Initiatives:

Ms. Haverstock was not present for this evening's meeting.

Administrative Business:

None.

Communications:

None.

Adjournment:

To adjourn the April 22, 2024, Washington Inland Wetlands Commission meeting at 7:35pm, by Mr. Koppel, seconded by Ms. Audet, approved unanimously.

Meeting Recording can be found here:

[IWC 4-24-24.MP3](#)

Dated: 04-25-2024

Signed,



Tammy Rill
Land Use Clerk
trill@washingtonct.org

*Minutes filed, subject to approval

