

# Inland Wetlands Commission

## Regular Meeting

### MINUTES

May 26, 2021

7:00 p.m.

Via Zoom Video Conference

**Members Present:** Mr. Papsin, Mr. Bennett, Ms. Branson, Mr. LaMuniere, Mr. Gendron, Ms. Audet, Alt.

**Staff Present:** Ms. White

**Public Present:** Mr. Rohrer, Ms. Babbio, Members of the Public

#### Call to Order:

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

Mr. Papsin thanked Mr. LaMuniere for his 20 years of volunteer service, his time, and dedication, to the Town of Washington as a commissioner on the Inland Wetlands Commission.

**Members Seated:** Mr. Papsin, Mr. Bennett, Mr. LaMuniere, Ms. Branson, Mr. Gendron

#### Consideration of the Minutes (01:41):

##### **Regular Meeting Minutes: 05-12-21:**

Consideration of the minutes from the May 12, 2021 regular meeting was tabled until the June 9, 2021 regular meeting. Ms. White explained that she must not have scanned both sides of the minutes when she posted them on the website. All pages were posted this morning.

##### **Special Meeting Minutes: 05-18-2021 Site Inspection Report submitted by B. Bennett for Application for Permit #IW-21-35 – 7Mygatt Rd:**

It was noted that the Commissioners and Mr. Rohrer walked 4 of the 7 lots of which this application is referring to. The two of the remaining 3 lots are between houses that have already been built and the third of the remaining lots is on the corner of Mygatt Rd and Myfield Lane.

**Motion:** To approve the Special Meeting Minutes: 05-18-2021 Site Inspection Report submitted by Mr. Bennett for the Application for Permit #IW-21-35 – 7 Mygatt Rd, as amended, by Ms. Branson, seconded by Mr. LaMuniere, passed by 5-0 vote.

#### Subsequent Business (09:20):

None to add

#### Pending Applications:

**Habitat for Humanity/7 Mygatt Rd/Application for Permit #IW-21-35/Renew expired permit for construction of 7 affordable single family dwellings up-gradient of URA and watercourse (09:30):**

Mr. Rohrer of Habitat for Humanity was present to represent this application.

All commissioners but Ms. Branson received the updated information that Mr. Rohrer emailed Ms. White, which included the quit claim deed, sequence of construction, and property boundary survey showing the conservation easement area. It was noted that Ms. Branson could vote on this application with the confirmation that she does review the updated information.

Mr. Rohrer confirmed that the septic system for all units are in and they will be connected as the houses are constructed.

The Commissioners agreed that a bond of \$5,000 should be put up in order for the Town to be protected if erosion controls are not installed and maintained. The IWC requested that each site has erosion control measures installed and only two (2) site may be constructed at one (1) time. Originally the IWC was going to have the conservation easement flagged but they agreed that the wooded area separates the proposed work area and the URA and watercourse and the tree line would be used to demarcate the boundary of no entry or disturbance.

**Motion:** To approve the application submitted by Housatonic Habitat for Humanity at 7 Mygatt Rd for Permit #IW-21-35 to renew expired permit for construction of 7 affordable single family dwellings up-gradient of URA and watercourse per: 1. the application dated May 3, 2021 with attachments including planting plan and accompanying documents, 2. Construction Sequencing for Myfield Lane, received 5-25-2021, and 3. Property Boundary Survey titled "Space Delineation Plan," prepared for Myfield Lane, by T. Michael Alex, L.L.S., dated December 2013. 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. A \$5,000 cash performance bond which, before the completion of the seven (7) remaining houses are built, may be used by the Town to correct any damage to the wetlands, watercourses and drainage areas resulting from failures to maintain erosion control measures, 5. No entry or disturbance beyond the wooded area south of the development area, 6. Each individual site must have proper erosion controls installed before construction, and 7. Only two (2) houses can be under construction at one time. 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. Gendron, seconded by Mr. LaMunier, passed by 5-0 vote.

Ms. Branson voted in favor of approving this application and confirmed that she will review the updated information.

#### **New Applications (26:39):**

The Commission accepted the following applications:

**Edelstein-Salles/274 Nettleton Hollow Rd/Application for an Exemption #IW-21-6E/Incidental Maintenance.**

**Babbio/73 West Shore/Application for a Modification to Permit # IW-18-18/Change in type of dock and layout.**

The IWC scheduled a site inspection for Tuesday, June 1 at 4pm at 724 Nettleton Hollow Rd and 5pm at 73 West Shore Rd.

**Other Business (30:35):**

Ms. White stated that the Land Use Office has requested the property owner of West Mountain Farms, LLC. to apply for a change of use through Zoning. The paperwork has been received by the Land Use. A lease is being drawn up to graze cattle on at 6 and 16 West Mountain Rd. Mr. Kassis is aware that the IWC needs a copy of the signed lease and present his final plan to the IWC. Ms. White stated that she will be forwarding the information to counsel for review.

**Enforcement (38:34):**

**Enforcement Activity Report & List of Files Closed by WEO – Projects Signed Off as Completed Per Approved Permit:**

Tabled until next regularly scheduled IWC Meeting of June 9, 2021.

**Administrative:**

There was no administrative business to discuss.

**Communications:**

There were no communications to discuss.

**Adjournment:**

**Motion:** to adjourn the meeting at 7:40 pm, by Mr. Papsin.

Respectfully Submitted,

*Shelley White*

Shelley White  
Land Use Administrator  
June 2, 2021

Audio link:

[https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/swhite\\_washingtonct\\_org/Ebng8ErHIQVJsc8lZMHWJA8BFBRbz-Hd6DW34pVGgdKr1Q?e=l80tl9](https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/swhite_washingtonct_org/Ebng8ErHIQVJsc8lZMHWJA8BFBRbz-Hd6DW34pVGgdKr1Q?e=l80tl9)