

Town of Washington  
Inland Wetlands Commission  
April 13, 2022  
Regular Meeting  
Hybrid – Zoom and Main Level Conference Room  
MINUTES

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

**Via Zoom:** Ms. Branson, Ms. Dubow, Alt.

**Staff Present:** Ms. White, Ms. Haverstock

**Public Present:** Mr. Neff, Mr. Francis, Pottbecker

**Via Zoom:** Mr. Giapponi

**Regular Business**

Mr. Papsin called the meeting to order at 7:04 pm.

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

**Consideration of the Minutes (00:56)**

**3-23-2022 Regular Meeting Minutes:**

**Motion:** To approve the Regular Meeting Minutes of 3-23-2022 as submitted, by Mr. Bennett, seconded by Mr. Gendron, passed by 5-0 vote.

**3-29-2022 Special Meeting Minutes - Site Inspection Report – 329 West Shore Rd – #IW-22-09:**

**Motion:** To approve the Special Meeting Minutes of 3-29-2022 Site Inspection Report for 329 West Shore Rd - #IW-22-09 as submitted, by Mr. Bennett, seconded by Ms. Audet, passed by 5-0 vote.

**3-29-2022 Special Meeting Minutes - Site Inspection Report – 46 Christian St - #IW-22-11:**

**Motion:** To approve the Special Meeting Minutes of 3-29-2022 Site Inspection Report for 46 Christian St - #IW-22-11 as submitted, by B. Bennett, seconded by Mr. Gendron, passed by 5-0 vote.

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

None to add

**Pending Applications**

**Campuzano/41 Rabbit Hill Road/ Application for Permit #IW-22-07 for activity in the review area – construct single family dwelling, install septic, construct pool with patio:** At the request of the applicant in an email dated 4-5-2022 this application has been withdrawn.

**Arthur H. Howland & Associates/329 West Shore Rd/Application for Permit #IW-22-09 reconstruction of dock and bulkhead on lake shore – submitted 3-7-22 – Administrative report not completed (02:23):**

Mr. Francis, EIT, Arthur Howland & Associates, was present and reviewed the changes to the plan titled “Proposed Lakefront Development Plan,” sheet SD.1. He noted that the call outs were added as requested by the IWC from the 3-29-2022 Site Inspection.

There was a discussion regarding the elevation of the bottom step of the proposed stone stairway. The IWC requested that the bottom stone slab step be level with the highest point of the “scum line” on the nearest stones or other indicators. Mr. Francis noted, signed and dated the call out on Sheet SD.1 that the bottom stone step will be level with the highest scum line. The IWC asked that a photographic survey be taken and submitted to the Land Use Office before any construction begins at the site.

**Motion:** To approve application for Permit #IW-22-09, Submitted by Arthur H. Howland for Hanifan-Auth at 329 West Shore Road for reconstruction of dock and bulkhead, new construction of rowing shell dock, stone stairs, retaining walls, level grass sitting area, plantings, and removal of invasives within the review area per plan titled: “Proposed Lakefront Development Plan,” sheet SD.1, prepared for Thomas P. Auth & Karee A. Hanifan, Arthur H. Howland & Associates, P.C., dated December 10, 2021 with revision date of 3-30-2022, and handwritten notation signed by C. Francis, E.I.T. dated 4-13-2022 and permit application signed by Thomas Auth & Karee Hanifan, dated 3/7/2022 with accompanying documentation. 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, 4. A photographic survey of the shoreline shall be submitted to the Enforcement Office prior to any activity, and 5. The lowest stone step shall be level with the highest scum line as marked on the nearest indicator. 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 Mr. Gendron, passed by 5-0 vote.

**Ingrassia /46 Christian Street/Application for Permit #IW-22-11 for construction of an addition to existing house and replacement of septic in URA (22:57):**

Mr. Neff, P.E. was present to represent the property owners for this application. He submitted a new plan titled, “Septic System Replacement Plan – House Renovation/Addition,” prepared for 46 Christian Street by Brian E. Neff, Licensed Engineer, sheet 1 of 1 with a revision date of 4-1-22. He noted that he added a “Sequence of Construction,” indicated all the trees that were cut, and a soil stockpile area. Mr. Neff stated that he is working on an application to correct a violation for the trees that were cut in the review area without a permit.

**Motion:** To approve application for Permit #IW-22-11, submitted by Brian E. Neff for Ingrassia at 46 Christian Street, for construction of an addition to an existing house and replacement of septic in the review area per plans titled, “Septic System Replacement Plan – House Renovation/Addition,” prepared for 46 Christian Street by Brian E. Neff, Licensed Engineer, sheet 1 of 1, dated 3-4-22 with revision date of 4-1-22, as the permit application signed by Stephanie Ingrassia, dated 3-10-22 with accompanying documentation. 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, 4. The Enforcement Officer is notified of any trees greater than 6 inches at breast height that are to be removed, and 5. A cross section of the proposed wall is submitted to the Land Use Office before construction. 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. Audet, passed by 5-0 vote.

**New Applications to be Received by The Commission**

**Gordon/127 Upper Church Hill Rd/Application for Permit #IW-22-12 to build single family dwelling & garage within review area (33:40):**

The IWC accepted this application and scheduled a site inspection for Wednesday, April 20, 2022 at 3 p.m.

**Steep Rock Association/124 Christian St/Application for Modification to Permit #IW-20-24/add 3 additional years to permit and construct passive recreation structures w/in regulated area:**

Mr. Giapponi, Trails Manager, Steep Rock Association was present via Zoom. He explained how they would like to extend their existing two-year permit for an addition three years for a total of a five-year permit. He submitted drawings of the stone turnpikes and bog bridging that SRA is proposing. Mr. Giapponi noted that a tractor would likely be used to bring in soil for the turnpike building but all other work would be done by hand.

**Motion:** To approve a modification to Permit #IW-20-24 for Steep Rock Association – 124 Christian Street to add an additional three (3) years to the original two (2) years granted and construct passive recreation structures within the regulated area per the “Application to Modify and Approved Permit” signed and dated 3-30-22, “Attachment A: Project Modification Narrative,” by M. Giapponi, dated 3-21-2022 and additional supporting documentation and maps. This permit is valid for an additional three years from the original approval date and is subject to the original permit’s conditions. 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, passed by 5-0 vote.

**Steep Rock Association/397 Nettleton Hollow Rd/Application for Permit #IW-22-13/Construct trail structures w/in regulated area (41:40):**

Mr. Giapponi explained that this is the newest SRA property and they will be putting in a trail around the field. He stated that they will be constructing a boardwalk and installing bog bridging, and stone turnpike. It was noted that most of the work will be done by hand but a 4 x 4 truck will be used to bring tools and materials to the site.

The IWC accepted this application but did not feel a site inspection would be necessary.

**Steep Rock Association/160 & 162 East Shore Rd and 53 & 45 Rabbit Hill Rd/Application for Permit #IW-22-14/Construct hiking trails in regulated area:**

Mr. Giapponi stated that Steep Rock Association plans to reuse the existing trails from the old Boulders Inn for a section build on to that trail system so it ties into the existing trail network in Macricostas Preserve. The actual trail construction will be approximately a mile. The plans show water crossings made with stone steps in a seasonal stream and a rustic log bridge. In addition, they will be using an excavator to create a 5-foot wide corridor along the entire length of the trail. Mr. Giapponi stated that he could meet commissioners for the site inspection.

The IWC accepted this application and Mr. Gendron and Mr. Koppel will meet Mr. Giapponi on Friday, April 22 at 3 p.m. at the junction of Route 202 and Christian Street for a site inspection.

**Baldwin/257 West Shore Rd/Application for Permit #IW-22-15/proposed floating dock (53:00):**

Mr. Pottbecker from Waters Edge was present to represent the property owners. He gave a brief description of the proposed project and explained how they would like to replace the old abutment with a new 4' x 4' poured concrete abutment. He noted that the area of the abutment would be hand dug. He explained that there would be two 800 lb. anchors to hold the 80-foot dock in place.

The IWC accepted this application, request detail drawings on the anchors and scheduled a site inspection for Wednesday, April 20, 2022 at 3:45 p.m. and requested that the area of the abutment be marked out ahead of time.

**Other Business:**

**Discussion RE: Revisions to Section 15 of the Inland Wetlands and Watercourses Regulations:**

This discussion was tabled until the April 27, 2022 regular meeting of the IWC.

**Enforcement and Compliance Initiatives:**

See Attachment A

**Administrative Business:**

None to add

**Communications:**

None to add.

**Adjournment:**

**Motion:** To adjourn the meeting at 8:10 pm, by Mr. Bennett

Respectfully submitted,

*Shelley White*

Shelley White, Land Use Administrator, 4-19-2022

Link to recording of meeting:

[https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/swhite\\_washingtonct\\_org/ESQ\\_kN9aEZNHv9La5n8BWO8B6WXZB7mv-YRT077\\_6kXAQ?e=jzp4zM](https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/swhite_washingtonct_org/ESQ_kN9aEZNHv9La5n8BWO8B6WXZB7mv-YRT077_6kXAQ?e=jzp4zM)

## ATTACHMENT A

| Dated                        | Citation  | Address                    | Notes   |
|------------------------------|-----------|----------------------------|---|
| August 27, 2021              | 2021-W001 | 134 Roxbury Road           | no change   |
| August 27, 2021              | 2021-W002 | 255 New Milford Turnpike   | no change   |
| August 27, 2021              | 2021-W003 | 25 Juniper Meadow Road     | no change   |
| Wednesday, December 15, 2021 | 2021-W004 | Intersection at Mygatt     | maintenance continuing  |
| Tuesday December 28, 2021    | 2021-W005 | 254-8 New Milford Turnpike | Consultant drafting remediation actions   |
| Wednesday February 16, 2022  | 2022-W001 | 255 New Milford Turnpike   | Engineer drafting remediation action  |
| Thursday February 3, 2022    | 2022-W002 | 18 Parsonage Lane          | Tree removal in URA   |
| Tuesday March 8, 2022        | 2022-W003 | 99 West Shore Road         | Installation of well and septic start work without start card. NOV issued.  |
| Monday April 11, 2022        | 2022-W004 | 46 Christian Street        | Tree removal in URA /no permit. NOV issued.   |
| Date                         |           | Site                       | Notes   |
| Tuesday March 8, 2022        |           | Calhoun St. Bridge         | S&E Measures  |
| Tuesday March 8, 2022        |           | South Street               | Tree removal review   |
| Thursday March 31, 2022      |           | 99 West Shore Road         | Sediment and erosion control measures/permit  |
| Thursday March 31, 2022      |           | 179/181 West Shore Road    | Sediment and erosion control measures/ maintenance  |
| Thursday March 31, 2022      |           | 46 Christian Street        | Tree cutting in URA   |
| Thursday March 31, 2022      |           | 138 Church Hill Road       | Phragmites IW permit compliance check   |
| Tuesday April 5, 2022        |           | Lower Church Hill Road     | Check if Activity in I/W area   |
| Tuesday April 5, 2022        |           | 42 Barnes Road             | I/W sediment and erosion control start card inspection  |
| Permit                       |           | Address                    | Notes   |
| #IW-20-24                    |           | 124 New Milford Turnpike   | Activity in review area - new parking lot layout and building access construction Site inspection report dated 3/2/22 |

|           |
|-----------|
| #IW-22-06 |
| #IW-22-09 |
| #IW-22-11 |
| #IW-22-13 |
| #IW-22-14 |
| #IW-22-15 |

|  |   |
|--|---|
| 42 Barnes Road   | activity in review area - construct retaining wall and infiltration system Site inspection report dated 3/2/22. Start Card inspection 3/5/22. |
| 329 West Shore   | Dock & Bulkhead (revisions submitted 4/7/22.)   |
| 46 Christian Street  | addition to existing house and replace septic   |
| 397 Nettleton Hollow Road  | Construction within a regulated area  |
| 160 East Shore Road, 162 East Shore Road, 53 Rabbit Hill Road, 45 Rabbit Hill Road | Building a hiking trail in a regulated area   |
| 257 West Shore Road  | New floating dock   |