

Town of Washington
Inland Wetlands Commission
January 25, 2023
Regular Meeting
Zoom Teleconference
MINUTES

Members Present: Mr. Papsin, Mr. Gendron, Ms. Audet, Ms. Bogue, Mr. Koppel, Alt. Ms. Dubow, Alt.

Members Absent: Mr. Bennett

Staff Present: Ms. White, Ms. Haverstock

Public Present: Mr. Green, Mr. Campuzano, Ms. Zukauskas

Regular Business

Mr. Papsin called the meeting to order at 7:06 p.m.

Members Seated: Mr. Papsin, Ms. Bogue, Ms. Audet, Mr. Koppel (for Bennett), Ms. Dubow (for Gendron)

Consideration of the Minutes:

1-11-2023 Regular Meeting Minutes:

Motion: To approve the Regular Meeting Minutes of 1-11-2023 as submitted, by Ms. Audet, seconded by Ms. Bogue, passed by 5-0 vote.

1-18-2023 Special Meeting Minutes – Site Inspection Report (attached):

Motion: To approve the Special Meeting Minutes – 1-18-2023 Site Inspection Report for 41 Rabbit Hill - Application for Permit #IW-23-1 by C. Koppel, as submitted, by Ms. Audet, seconded by Ms. Bogue, passed by 5-0 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. Green, Engineer, and Mr. Campuzano, Property Owner, were present.

The IWC stated that they would like more time review the newly submitted revised plan. They asked that Mr. Green have all the revised location of the pool, house and garage staked out.

A site inspection was scheduled for Tuesday, January 31, 2023 at 3:30 pm. It was noted that the trees will be marked in the field, the house, garage foundation, pool, septic, wetlands pocket and centerline of the driveway will be staked out.

New Applications to be Received by the Commission:

None

Other Business:

None

Enforcement and Compliance Initiatives:

Ms. Haverstock, E.O., stated that the Town has not had any recent Inland Wetland enforcement action issues.

Ms. Haverstock informed the IWC that she and Chairman Papsin continue to go out to sites to check on compliance and concerns.

The IWC briefly discussed requesting as-builts for finished projects.

Administrative Business:

None

Communications:

Ms. White reminded the commissioners that she would need the filled-out registration forms by February 13 in order to sign everyone up by the February 15, 2023 deadline. She asked that everyone email their completed registration forms to her.

Adjournment:

Motion: to adjourn at 7:21 by Ms. Audet, seconded by Ms. Bogue

Respectfully submitted by:

Shelley White

Shelley White

Land Use Administrator

1-27-2023

Minutes are subject to approval

Link to recording of meeting:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/swhite_washingtonct_org/EfnC426kgbVLjzpKgkygHJgB7exDf-NIXZ16KwdaW_Cu5g?e=k3M2eI

TOWN OF WASHINGTON
BRYAN MEMORIAL TOWN HALL
PO BOX 383
WASHINGTON DEPOT, CT 06754

INLAND WETLANDS COMMISSION SITE INSPECTION REPORT

- I. APPLICATION #IW-22-1
- INSPECTION DATE: 01/18/2023
- II. NAME: Christopher G. Campuzano
- TIME: 15:30
- III. PROPERTY ADDRESS: 41 Rabbit Hill Road, New Preston CT 06777
- IV. REASON FOR APPLICATION: Construction of House, Garage, and Salt Water Swimming Pool
- V. COMMISSION MEMBERS PRESENT: Robert Papsin, Joline Audet, Jennifer Bogue, Melinda Ely Dubow, Larry Gendron, Christopher Koppel
- VI. STAFF PRESENT:
- VII. OTHERS PRESENT: Joseph M. Green P.E.
- VIII. OBSERVATIONS: The commission arrived and made way to the back (western) side of the property, on the edge of the existing vernal pool. The driveway, garage, and house were staked out showing their placement. It was stated that all trees within these staked areas would be removed, including older growth Quercus rubra (Red Oak) trees. Pink ribboned trees were tagged to be removed, but other untagged trees were intended for removal as well. Owner expressed desire to preserve ferns and woodland ground-plain instead of replacing with turf grass. Owner expressed replacing trees with unspecified species of white birch (Betula sp.?). Unspecified evergreens would be planted on southern property borders to screen neighbor. Commission expressed concern of viability of these trees installed in woodland shade. Commission stated to owner and P.E. that landscape plant, planting plan, and maintenance plan would need to be provided for approval, or at least be a condition of approval for application. Hardscape plan would need to be submitted as well. According to stake at vernal pool edge, and stake of swimming pool, distance between was about 30'. The commission requested a feasible alternative to pool location due to proximity to vernal pool, and canopy loss from old growth oak tree removals. Septic tank also in review area; alternative will be researched. It was reiterated to landowner that pool could not be discharged on the property, and the pool water would have to be pumped and taken offsite. Soil tests done in 2014 may need updating from commission appointed soil scientist. The commission expressed need for water discharge system from the structure roof and impermeable surfaces.

SITE INSPECTION COMPLETION TIME: 16:30

Respectfully Submitted:

Christopher Koppel

Christopher Koppel