

Town of Washington
Inland Wetlands Commission
February 8, 2023
Regular Meeting
Hybrid
MINUTES

7:00 p.m.

Main Level Conf. Rm/Zoom

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

Via Zoom: Mr. Gendron, Ms. Dubow, Alt.

Staff Present: Ms. White, Ms. Haverstock

Public Present: Mr. McTigue, Mr. Pottbecker

Regular Business

Mr. Papsin called the meeting to order at 7:07 p.m.

Members Seated: Mr. Papsin, Mr. Bennett, Ms. Bogue, Ms. Audet, Mr. Gendron

Consideration of the Minutes:

1-25-2023 Regular Meeting Minutes:

Motion: To approve the Regular Meeting Minutes of 1-25-2023 as submitted, by Ms. Audet, seconded by Mr. Bennett, passed by 5-0 vote.

1-31-2023 Special Meeting Minutes – Site Inspection Report (attached):

Motion: To approve the Special Meeting Minutes – 1-31-2023 Site Inspection Report #2 for 41 Rabbit Hill - Application for Permit #IW-23-1 by C. Koppel, as submitted, by Ms. Audet, seconded by Mr. Bennett, passed by 5-0 vote.

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

Motion: to add discussion of discussion of 157 Calhoun Street, Permit #IW-22-53, Operation and Maintenance Plan and landscape plan submitted by engineer, by Ms. Audet, seconded by Ms. Bogue, passed by 5-0 vote.

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, requested that the discussion be continued at the next meeting on February 22, 2023.

New Applications to be Received by the Commission:

A.H. Howland & Associates for BCLC, LLC/217 West Shore Rd/Modification to Permit #IW-20-62/Revise sport court, utility equipment area, revision of exterior walkways and stairs, rain garden plantings and drainage:

Mr. McTigue from Arthur Howland & Associates was present to discuss the proposed modifications to the previously approved permit #IW-20-62. He distributed updated plans titled "Proposed Development Plan" prepared for BCLC, LLC. by Arthur H. Howland & Associates, PC, sheet SD.1 with the most current revision date of 2023-01-31, "Rain Garden Planting Plan," & "Overall Planting Plan," sheets L-400.01 & 401.01 with a revision date of 2-3-23 and "Meadow Specifications and Plant Details," dated 1-13-23,

sheet L-402-00, prepared by Artemis Landscape Architects Inc.. Mr. McTigue explained that they are proposing an increase in the footprint of the sports court, with drainage improvements, reconfiguration of the utility area, and increase in the pool patio and walkways along the rear of the residence, new landing at the lower level doors and elimination of the steps that led up to the court on the west side of the garage. He noted that all of the drainage has been designed for a 100 year storm. Mr. McTigue stated that a new landscape architect has been hired and the plans submitted this evening will supersede the previously submitted plans. The revisions contain the same quantities and remain in the same location as the previously submitted plans but there has been a revision to the rain garden plantings.

There was a brief discussion regarding reporting the progress of the site and the maintenance schedule. The IWC agreed that monthly photo journals and reports must be sent to the Enforcement Officer.

The IWC scheduled a site inspection for Wednesday, February 15, 2023, at 3:00 p.m.

Pottbecker for Kasden/79 West Shore Rd/Application for Permit #IW-23/remove PT wood deck surrounding boat house and replace with composite decking, replace dock with composite dock:

Mr. Pottbecker of WEDocks was present to represent the property owners of 79 West Shore Rd. He explained that they are proposing to replace the existing pressure treated decking around the boat house with cumaru decking which is naturally insect and rot resistant wood. The dock and float will be constructed of the same decking and would be built off site and installed at the beginning of the season. The structure is made of pressure treated wood but will float 12-14 inches above the water on floats. Two new precast concrete anchors will be installed.

Mr. Pottbecker explained that they will take the old dock out by boat and back it onto a trailer at the boat launch. He explained that the only demolition will be of the decking around the boathouse and they will be installing a turbidity curtain to capture any debris that might fall into the water. The removal and replacement of the decking should be finished in a day.

A site inspection was scheduled for Wednesday, February 15, 2023 at 2:30 p.m.

Other Business:

The Commission briefly reviewed the Operations and Maintenance Plan submitted by Arthur H. Howland & Associates, dated 1-27-2023 for the property located at 157 Calhoun Street which has an Inland Wetlands Permit #IW-22-53.

The Commissioners agreed to review the plans and forward any questions to Ms. White so that they can be sent to A. H. Howland & Associates. Mr. Papsin stated that the IWC will need the MSDS sheets for the Round Up and Brush-B-Gone.

Enforcement and Compliance Initiatives:

Ms. Haverstock, E.O., stated that the Town has not had any recent Inland Wetland enforcement action issues. She and Mr. Papsin have been meeting with Mr. Szymanski weekly at 217 West Shore Road. She encouraged the Commissioners to be very straight and forward with their questions on the site inspection that has been scheduled for 2-15-23.

Ms. Haverstock informed the IWC that Mr. Nettleton has been updating the Land Use Office on the progress of 91-95 West Shore Road. Clear and concise photo journals have been submitted every week and the E.O. and Chairman Papsin have visited the site weekly.

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:

There was a brief discussion regarding certification for DEEP Inland Wetlands training. Ms. Haverstock was informed that the certificates are backlogged but will be sent out to those who finished the course.

Communications:

None

Adjournment:

Motion: to adjourn at 7:53 by Mr. Bennett, seconded by Ms. Bogue

Respectfully submitted by:

Shelley White

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Land Use Administrator

2-15-2023

Minutes are subject to approval

Link to recording of meeting:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/swhite_washingtonct_org/EYfDGHFHa2BOuHfNi99aG8QBHTrkglPCPgQNZfYyziZNQ?e=wCNZ5n

TOWN OF WASHINGTON
BRYAN MEMORIAL TOWN HALL
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INLAND WETLANDS COMMISSION SITE INSPECTION REPORT

- I. APPLICATION #IW-22-1 INSPECTION DATE: 01/31/2023
- 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 Saltwater 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 their way back toward the western side of the property, near the vernal pool. Joseph present new garage, house, driveway, and pool locations on the plans. He then pointed out the corresponding stakes in the ground, showing the corners of the house, garage, and pool locations. The garage was flipped to the north side of the property. The driveway entrance was moved further north, with the circular turnaround eliminated. The house was moved toward the center, with the pool now at the highest point on the property, 62 feet from the edge of the wetland. Trees between pool and wetland will remain. Plans to be submitted at upcoming meetings will include stockpile locations, construction sequence, silt fence layout, concrete wash-off areas, and patio detail.

SITE INSPECTION COMPLETION TIME: 16:00

Respectfully Submitted:

Christopher Koppel

Christopher Koppel