

Town of Washington
Inland Wetlands Commission
February 22, 2023
Regular Meeting
Teleconference
MINUTES

7:00 p.m.

Zoom Teleconference

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

Members Absent: Mr. Bennett, Ms. Audet,

Staff Present: Ms. White, Ms. Haverstock

Public Present: Mr. McTigue, Mr. Szymanski, Ms. Zukauskas, Mr. Pottbecker

Regular Business

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

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

Consideration of the Minutes:

2-8-2023 Regular Meeting Minutes:

Motion: To approve the Regular Meeting Minutes of 2-8-2023 as submitted, by Mr. Gendron, seconded by Ms. Bogue, passed by 4-0 vote.

Special Meeting Minutes: Site Inspection Report by J. Bogue: 2-15-2023 @79 West Shore Rd for Permit #IW-23-5:

Motion: To approve the Special Meeting Minutes of 2-15-2023 Site Inspection Report by Ms. Bogue for 79 West Shore Road – Permit #IW-23-5, as submitted, by Mr. Koppel, seconded by Mr. Gendron, passed by 4-0 vote.

Special Meeting Minutes: Site Inspection Report by L. Gendron & C. Koppel: 2-15-2023 @217 West Shore Rd for Modification to Permit #IW-23-1:

Motion: To approve the Special Meeting Minutes of 2-15-2023 Site Inspection Report by Mr. Koppel and Mr. Gendron for 217 West Shore Road – Modification to Permit #IW-20-62, as submitted, by Ms. Bogue, seconded by Mr. Gendron, passed by 4-0 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 (3-17-23 =65 Days from receipt):

Mr. Green, Engineer, requested that the discussion be continued at the next meeting on March 8, 2023.

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. Szymanski, P.E. from Arthur H. Howland & Associates was present to represent the property owners. He shared his screen to review the "Overall Planting Plan," sheet L.401.02 with revision date of 2/21/23. He noted that all the plants listed in the bond estimate are listed on this sheet.

Mr. Szymanski and the IWC briefly discussed the "217 West Shore Rd Wetlands Bond Estimate," dated 2/22/23. Mr. Papsin asked if it included labor. Mr. Szymanski stated that the plant list total could be doubled. A \$100,000.00 – 3-year bond was agreed to.

The IWC and Mr. Szymanski reviewed the "Operation and Maintenance Plan," by Arthur H. Howland & Associated, dated February 9, 2023. Mr. Szymanski said that he would change items b. and d. under Catch Basins and Drainage Inlets and Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders to include "and after a 1-inch or more rain event." It was noted that the Enforcement Officer and the Chairman will confirm the depth of mulch mentioned in item d under Bioretention/Biofiltration Basins and Rain Gardens when the as-built is submitted. Mr. Szymanski stated that, for consistency, he will modify item f under Bioretention/Biofiltration Basins and Rain Gardens by adding "and after a 1-inch or more rain event."

Motion: To approve the requested modification to Permit #IW-20-62- submitted Arthur H. Howland for BCLC, LLC. – 217 West Shore Road for an increase in the sports court, drainage improvements, reconfiguration of utility area for HVAC, generator and pool equipment, additional pool patio and walkways along the rear of the residence, new landings at and removal of stairs along the west side of the garage per plan titled "Proposed Site Development Plan," Prepared for BCLC, LLC., by Arthur H. Howland & Associates, PC, Sheet SD.1 with revision date of 01-31-2023. All previous conditions of the original permit apply. Approval of the plans titled "Rain Garden Planting Plan," sheet L.400.02 with revision date of 2/21/23, "Overall Planting Plan," sheet L.401.02 with revision date of 2/21/23 "Meadow Specifications and Plant Details, " sheet L.402.00 with issue date of 2-21-2023, prepared for Residence at 217 West Shore Rd by Artemis Landscape Architects, Inc. with the following supplemental conditions: 1. The applicant/owner shall establish a 3 year, \$100,000.00 bond for installation of plants and three (3) year maintenance plan with possible consideration of a partial bond release after one (1) year, 2. The three trees in the wetlands pocket will be monitored and a site inspection will be scheduled with the IWC to authorize replacement if needed. This permit will be valid for five (5) years and the following standard conditions apply: 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, 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. Koppel, seconded by Mr. Gendron, passed by 4-0 vote.

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.

Ms. White noted that she received feedback from the Lake Waramaug Authority. Mr. Berner of the LWA asked that the swim float be located parallel to the shoreline and does not recommend that it be located 50 feet out into the lake.

Mr. Papsin asked that a Mr. Pottbecker's WEDock plan show the distances/location of the float from the proposed dock and the shoreline and the location of the anchor for the swim float.

This application was tabled until the 3-8-2023 regularly scheduled meeting of the Inland Wetlands Commission.

New Applications to be Received by the Commission:

Other Business:

Enforcement and Compliance Initiatives:

Ms. Haverstock, E.O., stated that she and Mr. Papsin have been going out to the sites of current active permits to make sure that sediment and soil erosion controls are in place and operating as expected.

Administrative Business:

None

Communications:

None

Adjournment:

Motion: to adjourn at 7:45 by Mr. Papsin

Respectfully submitted by:

Shelley White

Shelley White

Land Use Administrator

3-1-2023

Minutes are subject to approval

Link to recording of meeting:

https://townofwashingtoncc-my.sharepoint.com/:u:/g/personal/swhite_washingtonct_org/EfliZ7AGHRFErEpzyCqtIPABbOjX4h1Om25XoIKhcsr0Mg?e=NBg8Qf

TOWN OF WASHINGTON
BRYAN MEMORIAL TOWN HALL
PO BOX 383
WASHINGTON DEPOT, CT 06794

INLAND WETLANDS COMMISSION SITE INSPECTION REPORT

- I. APPLICATION: Permit #-IW-23

INSPECTION DATE: 02/15/23 TIME: 2:30
- II. NAME: Town of Washington
- III. PROPERTY ADDRESS: 79 West Shore Road, New Preston, CT 06777
- IV. REASON FOR APPLICATION: Replacement of existing floating dock, addition of a seasonal swim float, and replacement of decking material on the existing boat house deck.
- V. COMMISSION MEMBERS PRESENT: Bob Papsin, Larry Gendron, Joline Audet, Bruce Bennett, Chris Koppel, Jennifer Anthony-Bogue
- VI. STAFF PRESENT: None
- VII. OTHERS PRESENT: Colin Pottbecker, WEDOCKS
- VIII. OBSERVATIONS: Commissioners met at the site during an unseasonably warm day with temperatures in the high 50's. The existing deck frame surrounding the boat house is in good visual condition and will remain. All details of the application were confirmed: replacement of non-compliant pressure treated decking and installation of Cumaru decking; new dock with a pressure treated frame with Cumaru decking; and the installation of a turbidity boom during the work to ensure no debris enters the water. No painting or staining of the new material will be done, allowing it to weather naturally. Bob Papsin requests that before final approval, a drawing which includes the seasonal swim float be submitted. This swim float will not be built this year, but most likely in the following year. A straightforward proposal and clear application made this an uncomplicated site walk which ended at approximately 2:45.

Respectfully Submitted: Jennifer Anthony-Bogue

**TOWN OF WASHINGTON
BRYAN MEMORIAL TOWN HALL
POST OFFICE BOX 383
WASHINGTON DEPOT, CT 06794
INLAND WETLANDS COMMISSION • SITE INSPECTION REPORT**

APPLICATION: IW-20-62

INSPECTION DATE: 02/15/23

TIME: 3:00-4:00 P.M.

APPLICANT: A.H Howland & Associates for BCLC, LLC.

ADDRESS: 217 West Shore Road, Washington Ct.

REASON FOR APPLICATION: Modifications to permit #IW-20-62

MEMBERS PRESENT: Bob Papsin, Bruce Bennett, Joline Audet, Jennifer Bogue, Chris Koppel and Larry Gendron

STAFF PRESENT: None

OTHERS PRESENT: Paul Szymanski, P.E.

OBSERVATIONS:

Note: the approved activities specific to this request for a modification and revision are:

1. Revision to the rain garden planting
2. An increase in the coverage of the sports court and drainage improvements.
3. Reconfiguring the utility area for the HVAC, generator and the pool equipment
4. The addition of pool patio coverage and walkways along the rear of the home
5. New landings at the lower (northside) doors
6. The removal of the stairs along the west side of the garage

Site inspection participants gathered at the northeastern edge of the property roughly 80 feet up gradient from West Shore Road, at the upper most point of the 4 tiered rain garden system. Mr. Szymanski discussed the functionality of these 4 catch basins (rain gardens). He noted there would be a drainage pipe running from this system under West Shore Road to a catch basin and/or related drainage systems on the abutting lakeside property. Mr. Szymanski and commissioners reviewed the modification to the proposed plantings within the rain garden, referencing Rain Garden Planting Plan-revisions-sheet L-400.00, dated 1/11/23.

Due to cultural requirements, commissioners requested the following plants to be changed to species better suited for the planting areas.

Plants to be changed from Wetland Remediation Plant List
(sheet L-401.00 dated 12/20/22) include:

- *Echinacea purpurea* 'Kim's Knee High' PP12242

Plants to be changed from the Rain Garden Plant List
(sheet L-401.00 dated 12/20/22) include:

- *Schizachyrium scoparium* 'Standing Ovation'
- *Aster macrophyllus* 'Twilight'
- *Echinacea purpurea* 'Magnus'

- *Liatris spicata* 'Kobold'
- *Rudbeckia fulgida* 'Goldstrum'

Mr. Szymanski provided a copy of the proposed maintenance plan to the commissioners as well as a log associated with the stormwater management including:

- drainage piping
- catch basins
- downspouts
- the Cultech infiltration system(s)
- Rain gardens
- 3 year maintenance and monitoring plan on the plans associated with the plantings.

Mr. Szymanski confirmed the meadow would be seeded with annual rye to hold and maintain soil integrity. Once established, a wildflower mix would be applied. Mr. Szymanski stated the desired goal is to have everything graded, seeded and established by Mid-March, 2023.

Commissioners asked for:

An overall budget for the rain garden planting

An overall budget for the meadow planting

An overall budget for the meadow rain garden system

Annual drainage, rain garden and catch basin cleaning schedule.

Cleaning for all gutters and drainage systems after large storm events.

Revisions / revised sequence for the modification.

A bond will be required. The amount to be determined based upon; the planting plan inclusive of the property; meadow and rain gardens as well as other factors.

Participants proceeded up the paved driveway to the western edge of the wetlands pocket. Commissioners noted that the overall health and condition of the three trees in the wetlands pocket was very good. Mr. Szymanski confirmed that three – 6” diameter trees would be planted in the wetlands remediation area if, and only if, the three existing trees in the pocket should die. A separate bond and 3-5 year maintenance plan and budget would be required in this event.

Participants then proceeded to the pool area on the south eastern side of the house. Mr. Szymanski confirmed that the utility area holding the heat pumps, generator, etc. will be rotated 90 degrees. The patio, also in this area, was increased in size by approximately 492 square feet. The sloped section behind the pool will be the low point for all drainage. Stormwater runoff from this section will flow to the Cultech infiltration system, which is downhill (north side) of the house. Mr. Szymanski also noted the area for the proposed stepping stone path that would go from the pool to the house.

Participants proceeded to the down gradient side of the house (northern side). Mr. Szymanski noted the two egress doors that will have stepping stones at their exit points. Participants proceeded to the rear of the garage (southwest). Mr. Szymanski stated

that the approved sports court will increase in width by 9.3'. No additional grading is proposed. The area adjacent to the sports court was already approved at the same elevation. Mr. Szymanski stated that the stairs adjacent to the garage have been removed from the plan. Homeowner(s) will access the sports court from the rear of the garage; the previously approved exit with stairs in the rear. Mr. Szymanski stated that all Gabian walls will remain as pre-approved. Large boulders and rocks placed on the western and southern edge of the existing house and garage will remain on site, to be repurposed at specific points on the property as noted on:

Proposed Site Development Plan, October 5, 2020, SD.1

Final notes: overall construction area was extremely muddy, deep ruts in and around the western edge of existing house. Entire back (southern) area behind the existing house cut away and soil exposed. Silt fencing overall in good working condition. Area overall clean of excess debris. Large wood chip piles on northern edge near West Shore Drive are still in place. Invasive plants throughout the meadow area - mugwort. Deep crevices and ruts, signs of erosion throughout.

Respectfully submitted,

Larry Gendron and Chris Koppel 02/20/23