

Town of Washington  
Inland Wetlands Commission  
March 22, 2023  
Regular Meeting  
Hybrid  
MINUTES

7:00 p.m.

Main Conference Room/Zoom Teleconference

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

**via Zoom:** Ms. Dubow, Alt.

**Members Absent:** Mr. Gendron

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

**Public Present:** Mr. Willenbrock, Ms. Turoczi

**via Zoom:** Mr. Pushlar

**Regular Business**

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

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

**Consideration of the Minutes:**

**3-08-2023 Regular Meeting Minutes:**

**Motion:** To approve the Regular Meeting Minutes of 3-8-2023 as submitted, by Mr. Bennett, seconded by Ms. Bogue, passed by 5-0 vote.

**Special Meeting Minutes: 3-20-2023 Site Inspection Report for 171 West Morris Rd - submitted by C. Koppel:**

**Motion:** To approve the Special Meeting Minutes of 3-20-2023 Site Inspection Report by Mr. Koppel for 171 West Morris Road – Permit #IW-23-14, as submitted, by Mr. Bennett, seconded by Ms. Audet, passed by 5-0 vote.

**Special Meeting Minutes: 3-20-2023 Site Inspection Report for 181 West Shore Rd – submitted by M. Dubow:**

**Motion:** To approve the Special Meeting Minutes of 3-20-2023 Site Inspection Report by Ms. Dubow for 181 West Shore Road – Permit #IW-20-13, as submitted, by Mr. Bennett, 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 (3-17-23 =65 Days from receipt):**

No one was present to represent this application. Ms. White will call Mr. Green to ask if he and the property owner would like to request an extension.

**Lord for Gershenson/181 West Shore/Application for Permit #IW-23-13/Tree removal in URA:**

Mr. Pushlar, Landscape Architect, was present on ZOOM and Mr. Willenbrock, Contractor, were present as representatives of the property owner. Mr. Pushlar screen shared the updated plan titled "Tree Removal and Wetland Mitigation Plan" prepared for Gershenson Residence, by Dean Pushlar, Landscape Architect dated February 6, 2023 with revisions per site walk, plants, notes dated 3-20-23, revised 3-23-23, sheet L-1.0. he noted that a few more plants were added to the rain garden, the pathway was shifted further away from the intermittent stream, other plants were added and a perennial seed mix. Haybales were added along the edge of the road, trees that are to remain and additional trees and shrubs that will be planted have been included.

The IWC asked that the intermittent stream be labeled on the plan. Mr. Pushlar stated that it is more of a natural swale but he will label it and send the revised plan to Ms. White. He explained to the IWC that he would not be using the wood chips from the removed trees for the pathways but would be bringing in cedar mulch or shredded hardwood mulch.

There was a brief discussion regarding the slope of the property.

Mr. Pushlar stated that they would put the haybales in place at the beginning of the work and then add the silt fencing before the grubbing begins.

**Motion:** To approve the application for Permit #IW-20-14 - submitted by Lord Tree Experts for Gershenson to remove trees, grub out area, and add new plantings in the upland review area at 181 West Shore Rd, per plans titled, "Tree Removal and Wetland Mitigation Plan" prepared for Gershenson Residence, by Dean Pushlar, Landscape Architect dated February 6, 2023 with revisions per site walk, plants, notes dated 3-20-23, revised 3-23-23, sheet L-1.0 and the application dated 03/07/2023 with accompanying documentation. 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. 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 Ms. Bogue, passed by 5-0 vote.

**Earth Tones for Jaffe/171 West Morris Rd/Application for Permit #IW-23-14/ Remove invasive plants, replace with native plantings, create walking paths, install boardwalks in URA & Wetlands:**

Ms. Turoczi of EarthTones was present to represent the property owners.

It was noted that the applicant must send the application to the neighboring town and receive confirmation from the neighboring town because the property is within 500 feet of the border of Morris, CT. Ms. Turoczi stated that she will contact the Town of Morris and return to the next regularly scheduled meeting on April 12, 2023.

### **New Applications to be Received by the Commission:**

**Willenbrock for Meyer/164 West Shore Rd/Application for Permit #IW-23-19/Upgrading existing drainage, construct: 1. 3' wide x 15' long seawall, 2. 10'x 15' flagstone patio, 3. 2 boulder walls along the shoreline, and planting (submitted 3-21-2023):**

Mr. Willenbrock was present to represent the property owners. He explained that they are proposing to upgrade the existing drainage behind the existing house and tie it into the catch basin with permission from the State. The existing pipe is perforated plastic and he proposes to change it to concrete which is more conducive to the high-water table.

The IWC and Mr. Willenbrock discussed calculating the depth and size of the pipe. An engineer will be consulted to determine whether a culvert system or rain garden would be best at the point of the pipe exit. The IWC would like to see that there is some sort of treatment of the water before it goes into the catch basin.

The IWC and Mr. Willenbrock reviewed the plan titled, "Meyer Guest House Patio Revision," undated, 1 page and "Proposed Site Work Modifications," prepared for Audrey and Danny Meyer, by Waters Edge Land & Marine, sheet: SITE01 REV001, dated 1/31/23. They discussed the boulder wall. Mr. Bennett informed Mr. Willenbrock that the IWC does not allow seawalls or extending existing sea walls.

The IWC stated that they felt a site inspection would clarify some of the questions they have. Mr. Papsin asked that proposed structures be staked out.

A site inspection was scheduled for Tuesday, March 28, 2023 at 3:00 p.m.

### **Other Business:**

None

### **Enforcement and Compliance Initiatives:**

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

She informed the IWC that 217 West Shore Road looks good and bioretention systems are in.

**32 Lower Church Hill:** The Land Use Office has spoken to the property owner twice to explain the permits that would be necessary for any proposed work on the property. The Land Use Office informed him that a wetlands permit would be necessary for ANY further work done on the property including tree work that might be necessary to perform a survey of the property. More activity was discovered; tree clearing and equipment in the wetlands and review area. A second Notice of Violation was issued. An Application to Correct a Violation for the first N.O.V. has not been submitted.

Ms. White and Ms. Haverstock spoke with Mr. White, the property owner's contractor, and instructed him that the wetlands and watercourses need to be delineated on the survey and that no additional work may begin on the property. An update on the next steps to follow were discussed.

Ms. Haverstock informed the IWC that she, Ms. White and Mr. Papsin are on the LID Committee which is discussing ways to incorporate Low Impact Development processes into our Inland Wetland, Zoning and Subdivision regulations. She asked that anyone that has any input regarding LID should forward their comments via email to her or Ms. White.

**Administrative Business:**

None

**Communications:**

None

**Adjournment:**

**Motion:** to adjourn at 7:59 by Mr. Papsin

Respectfully submitted by:

*Shelley White*

Shelley White

Land Use Administrator

3-29-2023

Minutes are subject to approval

Link to recording of meeting:

[https://townofwashingtoncc-my.sharepoint.com/:u:/g/personal/swhite\\_washingtonct\\_org/ETucJVgHiQtJsVPveoCtPKMBe\\_KgU51JfV2UsFeaiXqzVg?e=HQGfaj](https://townofwashingtoncc-my.sharepoint.com/:u:/g/personal/swhite_washingtonct_org/ETucJVgHiQtJsVPveoCtPKMBe_KgU51JfV2UsFeaiXqzVg?e=HQGfaj)