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

INLAND WETLANDS COMMISSION SITE INSPECTION REPORT

I. APPLICATION # IW-24-14

INSPECTION DATE: 04/16/24

II. NAME: The Premier Trust TIME: 15:30

- III. PROPERTY ADDRESS: 157 Calhoun Street
- IV. REASON FOR APPLICATION: Residential construction of an accessory structure, driveway relocation, a small addition to the residence, sunken garden and tunnel and other related appurtenances.
- V. COMMISSION MEMBERS PRESENT: Robert Papsin, Bruce Bennett, Melinda Ely Dubow, Larry Gendron, Christopher Koppel
- VI. STAFF PRESENT:
- VII. OTHERS PRESENT: Paul S. Szymanski, P.E. of Arthur H. Howland & Associates

VIII. OBSERVATIONS:

We arrived to the site of the recently constructed accessory building/movie theatre, and proposed tunnel/addition project. We observed the site, and the related plans. We observed the planned disturbance and work within the property upland review area. One Carya ovata (Shagbark Hickory) to be removed, with two large Populus sp. (Poplar) trees to be saved with root treatment and fertilizer trunk injections. A 5-year maintenance plan will be presented to care for these trees, and all other trees and shrubs to be impacted by the tunnel project.

During the construction of the tunnel, all excavation soil is to be taken off site immediately. No soil stockpile area. The tunnel will be precast offsite and assembled onsite. The unions will be hydrostatically sealed. No mortar or cement will mixed on site. The tunnel itself will have no waterlines, hvac, or drainage. Electrical conduit only. Conduit will run on top of the tunnel, not underneath.

For the sunken garden and impervious area, runoff/rainwater will pumped to a manhole which will then feed three rechargers will be added to handle addition drainage from rains. A generator will power this pump in the event of power outage.

A construction sequence for the tunnel and the sunken garden will be provided. A planting plan including new plants, replacement plants, and all existing plants to be relocated will be provided, with a 5-year maintenance plan.

Moving on from the sunken garden and tunnel, we observed the marked area of the house addition that will serve as the tunnel entrance. Existing generator will be craned/moved temporarily to make way for excavation work. Specimen rhododendron will be carefully dug and reused onsite. Specimen Carya ovata (Shagbark Hickory) will be protected and saved.

Observed drainage pipe onsite not on plan will be located on the plan.

SITE INSPECTION COMPLETION TIME: 16:10

Respectfully Submitted:

Christopher Koppel

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