

October 10, 2012

7:00PM, Upper Level Meeting Room

MEMBERS PRESENT: Ms. Cheney, Mr. LaMuniere, Mr. Papsin, Mr. Wadelton

MEMBERS ABSENT: Mr. Bedini

ALTERNATES PRESENT: Mr. Martino

STAFF PRESENT: Mr. Ajello, Mrs. Shade

ALSO PRESENT: Mr. Neff, Mr. Talbot, Mr. & Mrs. Smith, Press

Mr. Wadelton called the meeting to order at 7:00PM and seated members, Cheney, LaMuniere, Papsin, Wadelton and Alternate Martino for Bedini.

MOTION:

To add the following subsequent business not already posted on the agenda:

VI. Other Business: A. Doherty /214 Calhoun Street /Revision of Permit #IW-11-07 to change drainage plan.

By Mr. LaMuniere, seconded by Mr. Papsin and passed 5-0.

Consideration of the Minutes

MOTION:

To accept the 9/26/12 Regular Meeting minutes as written.

By Mr. Papsin, seconded by Ms. Cheney and passed 5-0.

Pending Applications

Town of Washington /11 School Street /#IW-12-35 /Enlarge Ball Field, Clear Trees:

Mr. Ajello opened the site plan by Mr. Alex (dated May 2004, updated 5/24/04) to review with the commissioners. The Town wants to enlarge the ball field. The outfield fence is being pushed out and in doing so there will be a slight drain change. Mr. Ajello noted the old fence is shown in blue, the new fence is about 30ft outside of that and drawn in pencil. The silt fence is 10 to 15ft out from the new fence and is still 160ft away from the river. Half dozen or more trees will need to be removed, then sod will be installed in the field along with a new irrigation system. Mr. LaMuniere told the members he lives about 200 yards away, so he knows the area well. He said there is 60ft of forest between the edge of the field and the river. He stated this project will be no threat whatsoever to the river. Mr. LaMuniere said he was prepared to make a motion to approve. The members agreed.

MOTION:

To approve Application #IW-12-35 submitted by the Town of Washington, 11 School Street, to enlarge the ball field and clear trees per site plan by T. Michael Alex, prepared for Washington Parks and Recreation Commission dated May 2004, and revised to 5/24/04 with current hand drawings on the plan. This permit is valid for 3 years and is subject to the following conditions:

1. That the Land Use Office be notified at least 48 hours prior to the commencement of work so the WEO can inspect and approve the erosion control measures,

2. that the property owners give the contractor copies of both the motion of approval and approved plans prior to the commencement of work,
3. any change to the plans as approved must be submitted immediately to the Commission for reapproval.
4. By Mr. LaMuniere, seconded by Mr. Papsin and passed 5-0.

Community Table Restaurant /223-227 Litchfield Turnpike /#IW-12-36 /Parking, Driveway Crossing, Boardwalk:

Mr. Talbot, architect and Mr. Neff, engineer represented the applicant. They looked at the architectural drawings with the commissioners showing existing and proposed site plans. Two parking spaces will be added along with a small encroachment into wetlands (previously approved), parking off Wilbur Road will be eliminated and they are not encroaching further into the wetlands. Mr. Talbot noted they have gone from 17 to 39 parking spaces for the two properties. The house is residential at this time, but eventually they hope to add a bar and/or retail space if they can get Health approval. A walkway is being added so that people can take a walk either before or after meals. Edible plants and berries have been planted along the walkway. Mr. LaMuniere said that he went earlier to the site and did not think there would be a big impact on the wetlands. Mr. Neff commented that every effort has been made to stay out of the wetlands with the parking area and the driveway. The one crossing proposed is at the narrowest point in the wetlands. Mr. Ajello asked if there is a swale in front on the state right-of-way. Mr. Neff replied yes. Drainage problems were briefly discussed. Mr. LaMuniere asked when the work would be done. Mr. Talbot replied before winter if possible. Asphalt paving will be used. Mr. LaMuniere asked for a description of the walkway. Mr. Neff said the walkway will be grass-lined with an elevated wood walkway through the wetlands area, 4ft wide and 75ft long. Installation of the walkway will be low impact. Mr. Martino asked if the wood is to be pressure treated or composite. Mr. Talbot said they have not determined that yet. Mr. Wadelton asked if there were any additional questions. There were none.

MOTION:

To approve Application #IW-12-36 submitted by the Community Table Restaurant, 223-227 Litchfield Turnpike, for parking, driveway crossing and boardwalk per plans DD-SP-1 dated 9/26/12, DD-SP-2 dated 9/25/12, DD-SP-3 dated 9/26/12 and soil erosion and sediment control plan by Brian Neff, Eng, dated 10-2-12. This permit is valid for 2 years and is subject to the following conditions:

1. That the Land Use Office be notified at least 48 hours prior to the commencement of work so the WEO can inspect and approve the erosion control measures,
2. that the property owner give the contractor copies of both the motion of approval and approved plans prior to the commencement of work,
3. any change to the plans as approved must be submitted immediately to the Commission for reapproval. By Mr. Papsin, seconded by Mr. LaMuniere and passed 5-0.

Thorne /228 West Shore Road /#IW-12-37 /Rebuild shed, install boathouse:

Mr. Talbot, agent for the owner, told the commissioners that this application had been withdrawn pending clarification with one of the neighbors. In answer to a question, Mr. Ajello stated that both the boathouse and the shed are within 100ft of wetlands or a watercourse, therefore both are under the purview of the commission.

Doherty /212-214 Calhoun Street /IW-11-07 /Revision of Permit:

Mr. Talbot, architect and Mr. Neff, engineer, represented the owner. They discussed Mr. Talbot's plans, SP.101 and SP.103, both revised to 9/6/12, showing the revised path of the water runoff into the wetlands. Mr. Talbot commented, the general consensus is that this is a better situation than what was originally approved. Mr. LaMuniere said when he looked at the area he saw that the culvert was completely exposed. He suggested it would be a good idea to rip-rap the area as a precautionary measure. Mr. Neff said that was a good suggestion. Mr. LaMuniere said he was in favor of approving this revision.

MOTION:

To approve the request to revise Permit #W-11-07 issued to Mr. and Mrs. Doherty, 212-214 Calhoun Street, according to modification on plans SP.101 and SP.103 both dated 9/8/11 and revised to 9/6/12. This permit is still valid until 5/11/13 and is subject to the following conditions:

1. that the Land Use Office be notified at least 48 hours prior to the commencement of work so the WEO can inspect and approve the erosion control measures,
2. that the property owner give the contractor copies of both the motion of approval and approved plans prior to the commencement of work,
3. any change to the plans as approved must be submitted immediately to the Commission for reapproval,
4. that additional rip-rap be placed at the bottom of the swale that leads to the edge of the property.

By Mr. LaMuniere, seconded by Mr. Papsin and passed 5-0.

MOTION:

To change the order of the agenda and move next to item IX.—Communications.
By Ms. Cheney, seconded by Mr. LaMuniere and passed 5-0.

Communications

Smith /22 Parsonage Lane /Discussion re water run-off:

Mr. & Mrs. Smith were present. Mr. Ajello read a letter from Mr. Caroe, the abutting neighbor at 18 Parsonage Lane. Mr. Smith said he did not know about the meeting or the letter from Mr. Caroe until someone told him. Mrs. Smith said she was happy to get the arborvitae in the ground with wood chips, but the mulch has not settled in yet and the arborvitae has not stabilized. She showed pictures of the arborvitae to the commission. Mr. Smith told the commissioners that he has tried to work with Mr. Caroe and explain to him that construction is still in progress. Mr. Ajello showed the commission photos he took of the water run-off. The chopped straw that was used did not hold and was carried down the hill by the flow of water. Mr. Ajello said fabrics work well and so does regular straw; but not chopped straw. Mr. Papsin noted that installing sod would solve a big part of the problem.

Mr. Wadelton asked how the commission should address Mr. Caroe's problem--he has raised issues and the commission should respond.

Mr. Ajello said he would write Mr. Caroe a letter to tell him that the commission is aware of the situation and is working with Mr. & Mrs. Smith to correct the problems. Mrs. Smith added it is in progress. Mr. Wadelton concluded, as we go along we will keep Mr. Caroe informed.

Enforcement Report

Mr. Ajello read his enforcement report of 10/10/12 to the commission.

Also: Hochberg /15 Couch Road /The Selectman's office is acting on this.

MOTION:

To adjourn. By Mr. LaMunier.

Mr. Waderton adjourned the meeting at 8:30PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Land Use Secretary