

# Town of Washington Inland Wetlands Commission

## APPLICATION TO MODIFY AN APPROVED PERMIT

1. Address of Permitted Activity: 157 Calhoun Street
2. Name of Property Owner: The Premier Trust
3. Granted Permit # IW-21 - 63 Approval Date: 11-10-2021 Granted for: 2 years
4. Mailing Address of Property Owner:  
4465 South Jones Boulevard, Las Vegas, NV 89103
5. Property Owner's Phone Number: 860-354-9346 Email: \_\_\_\_\_
6. Authorized Agent: Arthur H Howland & Associates, P.C. Letter of Authorization?  Yes  No
7. Agent's Phone Number: 860-354-9346 Email: pszymanski@ahhowland.com
8. Brief Discussion of Permitted Activity(s): Proposed pool, pool deck, grade and fence that was previously approved.  
We are now proposing that the pool be relocated so that it is adjacent to the home and further away from the wetlands  
as shown on the attached map
9. Per Section 8.08.b of the Inland Wetlands & Watercourses Regulations please provide on a separate sheet:
  - a. reasons for and nature of all proposed revisions
  - b. assessment of the potential increase or diminished impact to the wetlands, watercourses, and/or to the regulated area due to the proposed revision
  - c. revised site plan or map
  - d. revised sequence of construction
  - e. revised erosion and sedimentation control plan (if applicable)
  - f. any other pertinent information
10. This application must be completed in its entirety, signed by the property owner and supporting documents: 1) Attached required information, 2) Yellow Mandatory Land Use Pre-Application Form signed by the property owner, written approval from the conservation easement holder, if applicable, 3) Agent Authorization Letter, if applicable, and 4) \$60 Fee – per Section 9.01 of the Inland Wetlands & Watercourses Regulations.

**The undersigned property owner consents to necessary and proper inspections of the above mentioned property by the IWC and/or its agent at reasonable times, both before and after action on this application:**



\_\_\_\_\_  
Signature of Property Owner (live ink)

1-6-2022

\_\_\_\_\_  
Date

Office Use: Approved Permit: IW-\_\_\_\_-\_\_\_\_ Fee: \$\_\_\_\_ Check #\_\_\_\_ Date:\_\_\_\_ Cash\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Scanned \_\_\_\_\_

L:\Application Packets – Scanned\Inland Wetland Forms\IWC to Modify Approved Permit



CIVIL ENGINEERS  
LAND SURVEYORS  
SOIL SCIENTISTS  
LAND PLANNERS

January 5, 2022

Town of Washington, Land Use  
2 Bryan Hall Plaza  
Washington, Connecticut 06794

**Re: The Premier Trust, Inc  
157 Calhoun Street, Washington, Connecticut**

Dear Commission Members,

We are formally requesting a modification to Wetlands permit #IW-21-63 for the Premier Trust, Inc. for the proposed pool. The approval was for a proposed in-ground pool with a deck, grading and fence. The proposed pool was 50' x 18' but we have now relocated the pool and patio so that it is directly adjacent to the home and further away from the wetlands compared to the previously approved plans.

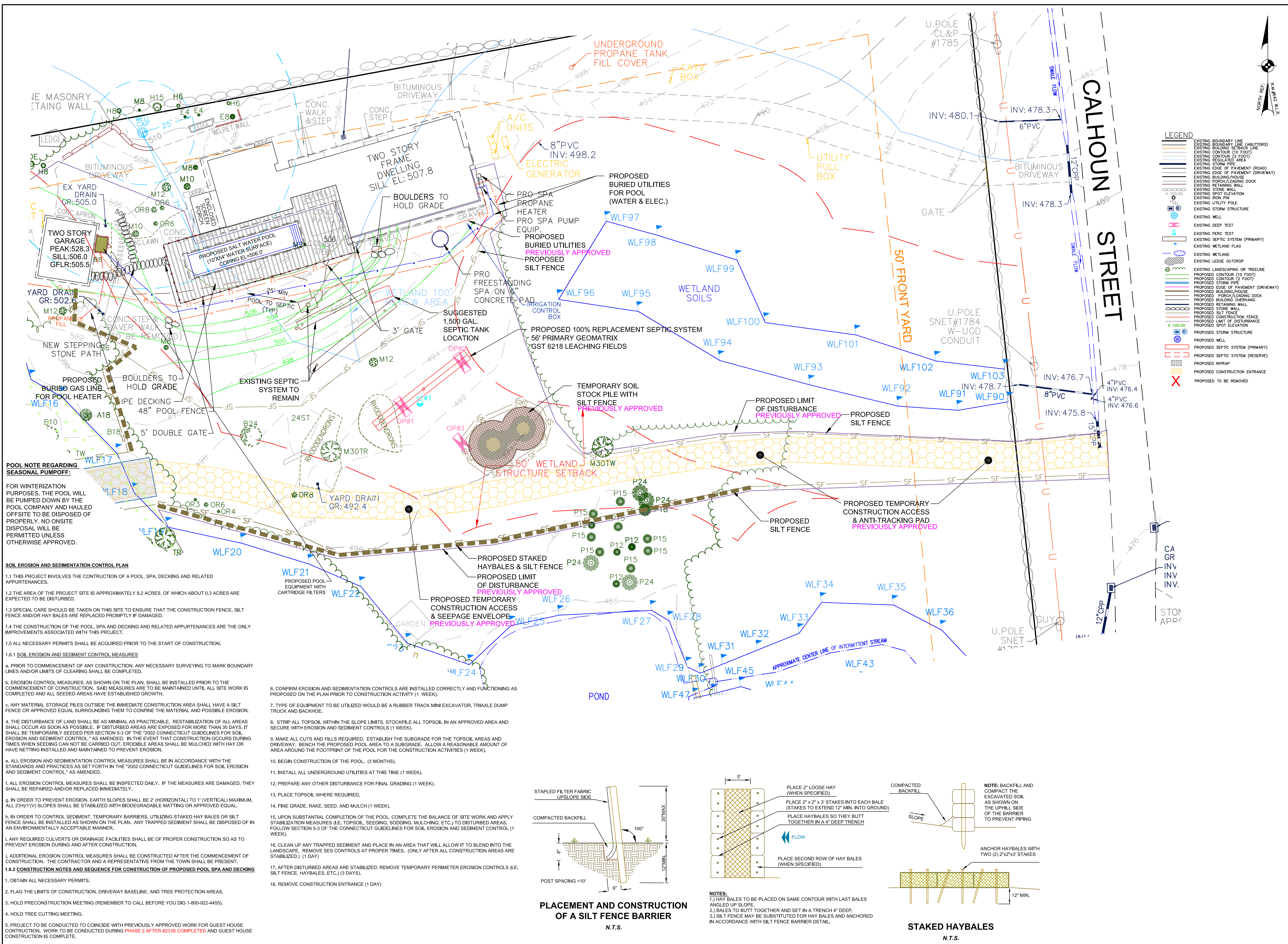
With this proposed modification, we can reuse the existing leaching fields instead of constructing new ones as we had previously proposed. This also allows us to preserve the existing mature rhododendrons and trees in the middle of the lawn area.

Please feel free to contact me with any questions, comments and/or concerns you may have.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul Szymanski".

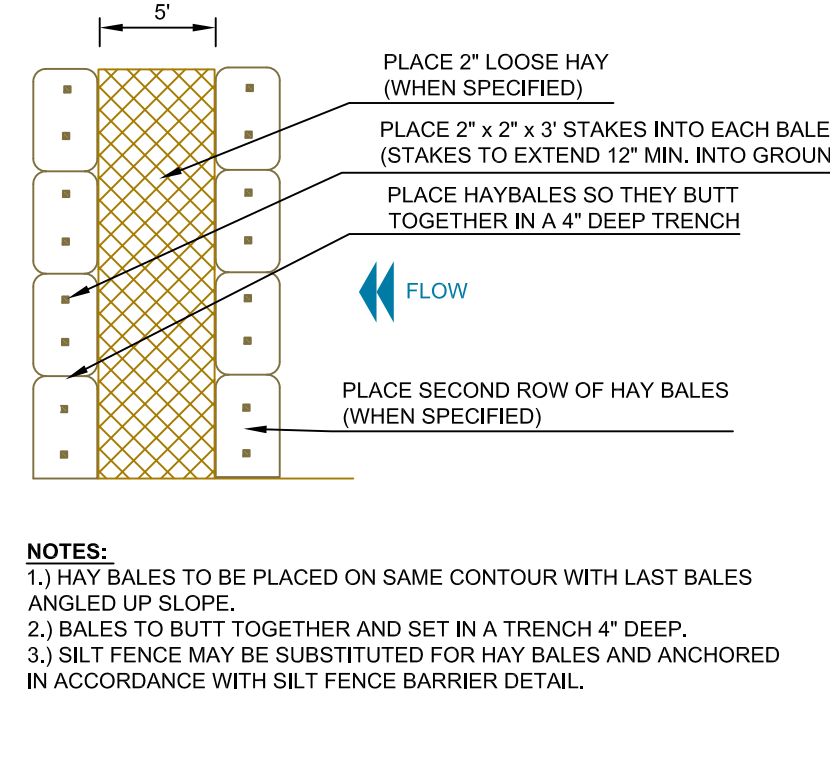
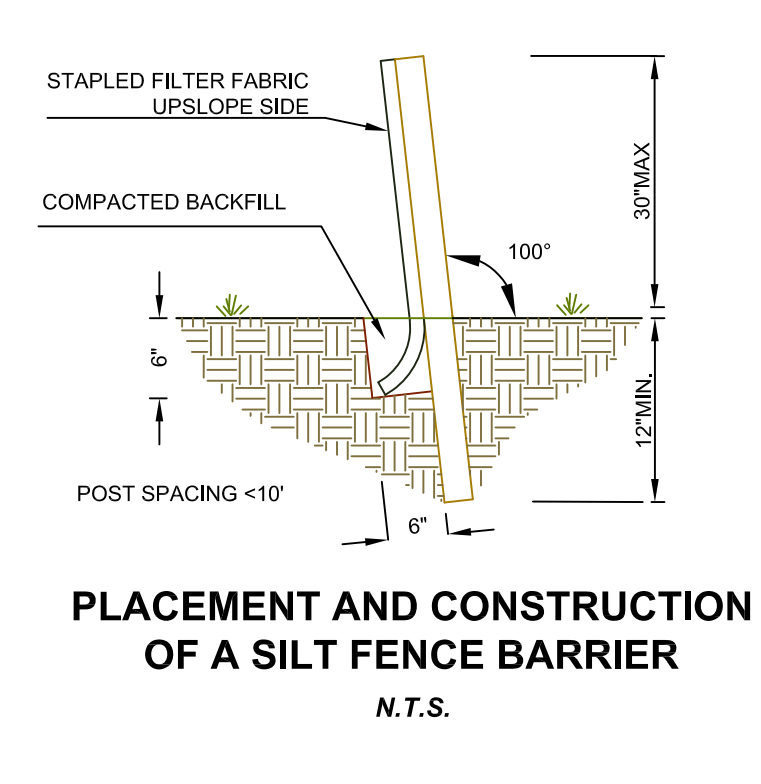
Paul Szymanski, P.E.



**POOL NOTE REGARDING SEASONAL PUMPOFF:**

FOR WINTERIZATION PURPOSES, THE POOL WILL BE PUMPED DOWN BY THE POOL COMPANY AND HAULED OFFSITE TO BE DISPOSED OF PROPERLY. NO ONSITE DISPOSAL WILL BE PERMITTED UNLESS OTHERWISE APPROVED.

- SOIL EROSION AND SEDIMENTATION CONTROL PLAN**
- 1.1 THIS PROJECT INVOLVES THE CONSTRUCTION OF A POOL, SPA, DECKING AND RELATED APPURTENANCES.
  - 1.2 THE AREA OF THE PROJECT SITE IS APPROXIMATELY 9.2 ACRES, OF WHICH ABOUT 0.3 ACRES ARE EXPECTED TO BE DISTURBED.
  - 1.3 SPECIAL CARE SHOULD BE TAKEN ON THIS SITE TO ENSURE THAT THE CONSTRUCTION FENCE, SILT FENCE AND/OR HAY BALES ARE REPLACED PROMPTLY IF DAMAGED.
  - 1.4 THE CONSTRUCTION OF THE POOL, SPA AND DECKING AND RELATED APPURTENANCES ARE THE ONLY IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.
  - 1.5 ALL NECESSARY PERMITS SHALL BE ACQUIRED PRIOR TO THE START OF CONSTRUCTION.
  - 1.6.1 **SOIL EROSION AND SEDIMENT CONTROL MEASURES**
    - a. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ANY NECESSARY SURVEYING TO MARK BOUNDARY LINES AND/OR LIMITS OF CLEARING SHALL BE COMPLETED.
    - b. EROSION CONTROL MEASURES, AS SHOWN ON THE PLAN, SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SAID MEASURES ARE TO BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED AND ALL SEEDED AREAS HAVE ESTABLISHED GROWTH.
    - c. ANY MATERIAL STORAGE PILES OUTSIDE THE IMMEDIATE CONSTRUCTION AREA SHALL HAVE A SILT FENCE OR APPROVED EQUAL SURROUNDING THEM TO CONFINE THE MATERIAL AND POSSIBLE EROSION.
    - d. THE DISTURBANCE OF LAND SHALL BE AS MINIMAL AS PRACTICABLE. RESTABILIZATION OF ALL AREAS SHALL OCCUR AS SOON AS POSSIBLE. IF DISTURBED AREAS ARE EXPOSED FOR MORE THAN 30 DAYS, IT SHALL BE TEMPORARILY SEEDED PER SECTION 5-3 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, "AS AMENDED." IN THE EVENT THAT CONSTRUCTION OCCURS DURING TIMES WHEN SEEDING CAN NOT BE CARRIED OUT, ERODIBLE AREAS SHALL BE MULCHED WITH HAY OR HAVE NETTING INSTALLED AND MAINTAINED TO PREVENT EROSION.
    - e. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES AS SET FORTH IN THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," AS AMENDED.
    - f. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. IF THE MEASURES ARE DAMAGED, THEY SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY.
    - g. IN ORDER TO PREVENT EROSION, EARTH SLOPES SHALL BE 2' (HORIZONTAL) TO 1' (VERTICAL) MAXIMUM. ALL 2'(H)/1'(V) SLOPES SHALL BE STABILIZED WITH BIODEGRADABLE MATTING OR APPROVED EQUAL.
    - h. IN ORDER TO CONTROL SEDIMENT, TEMPORARY BARRIERS, UTILIZING STAKED HAY BALES OR SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN. ANY TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
    - i. ANY REQUIRED CULVERTS OR DRAINAGE FACILITIES SHALL BE OF PROPER CONSTRUCTION SO AS TO PREVENT EROSION DURING AND AFTER CONSTRUCTION.
    - j. ADDITIONAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AFTER THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR AND A REPRESENTATIVE FROM THE TOWN SHALL BE PRESENT.
  - 1.6.2 **CONSTRUCTION NOTES AND SEQUENCE FOR CONSTRUCTION OF PROPOSED POOL SPA AND DECKING**
    1. OBTAIN ALL NECESSARY PERMITS.
    2. FLAG THE LIMITS OF CONSTRUCTION, DRIVEWAY BASELINE, AND TREE PROTECTION AREAS.
    3. HOLD PRECONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
    4. HOLD TREE CUTTING MEETING.
    5. PROJECT TO BE CONDUCTED TO COINCIDE WITH PREVIOUSLY APPROVED WORK FOR GUEST HOUSE CONSTRUCTION. WORK TO BE CONDUCTED DURING PHASE 2 AFTER #23 IS COMPLETED AND GUEST HOUSE CONSTRUCTION IS COMPLETE.
    6. CONFIRM EROSION AND SEDIMENTATION CONTROLS ARE INSTALLED CORRECTLY AND FUNCTIONING AS PROPOSED ON THE PLAN PRIOR TO CONSTRUCTION ACTIVITY (1 WEEK).
    7. TYPE OF EQUIPMENT TO BE UTILIZED WOULD BE A RUBBER TRACK MINI EXCAVATOR, TRIAXLE DUMP TRUCK AND BACKHOE.
    8. STRIP ALL TOPSOIL WITHIN THE SLOPE LIMITS, STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS (1 WEEK).
    9. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AREAS AND DRIVEWAY. BENCH THE PROPOSED POOL AREA TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOTPRINT OF THE POOL FOR THE CONSTRUCTION ACTIVITIES (1 WEEK).
    10. BEGIN CONSTRUCTION OF THE POOL. (3 MONTHS).
    11. INSTALL ALL UNDERGROUND UTILITIES AT THIS TIME (1 WEEK).
    12. PREPARE ANY OTHER DISTURBANCE FOR FINAL GRADING (1 WEEK).
    13. PLACE TOPSOIL WHERE REQUIRED.
    14. FINE GRADE, RAKE, SEED, AND MULCH (1 WEEK).
    15. UPON SUBSTANTIAL COMPLETION OF THE POOL, COMPLETE THE BALANCE OF SITE WORK AND APPLY STABILIZATION MEASURES (I.E. TOPSOIL, SEEDING, SODDING, MULCHING, ETC.) TO DISTURBED AREAS. FOLLOW SECTION 5-3 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (1 WEEK).
    16. CLEAN UP ANY TRAPPED SEDIMENT AND PLACE IN AN AREA THAT WILL ALLOW IT TO BLEND INTO THE LANDSCAPE. REMOVE SES CONTROLS AT PROPER TIMES. (ONLY AFTER ALL CONSTRUCTION AREAS ARE STABILIZED.) (1 DAY)
    17. AFTER DISTURBED AREAS ARE STABILIZED, REMOVE TEMPORARY PERIMETER EROSION CONTROLS (I.E. SILT FENCE, HAYBALES, ETC.) (3 DAYS).
    18. REMOVE CONSTRUCTION ENTRANCE (1 DAY)



- NOTES:**
- 1) HAY BALES TO BE PLACED ON SAME CONTOUR WITH LAST BALES ANGLED UP SLOPE.
  - 2) BALES TO BUTT TOGETHER AND SET IN A TRENCH 4" DEEP.
  - 3) SILT FENCE MAY BE SUBSTITUTED FOR HAY BALES AND ANCHORED IN ACCORDANCE WITH SILT FENCE BARRIER DETAIL.

**LEGEND**

[Symbol]	EXISTING BOUNDARY LINE (ABUTTORS)
[Symbol]	EXISTING BUILDING SETBACK LINE
[Symbol]	EXISTING CONTOUR (10 FOOT)
[Symbol]	EXISTING CONTOUR (2 FOOT)
[Symbol]	EXISTING RESURF AREA
[Symbol]	EXISTING STORM PIPE
[Symbol]	EXISTING EDGE OF PAVEMENT (ROAD)
[Symbol]	EXISTING EDGE OF PAVEMENT (DRIVEWAY)
[Symbol]	EXISTING BUILDING/HOUSE
[Symbol]	EXISTING PORCH/LOADING DOCK
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING IRON PIN
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING STORM STRUCTURE
[Symbol]	EXISTING WELL
[Symbol]	EXISTING DEEP TEST
[Symbol]	EXISTING PERC TEST
[Symbol]	EXISTING SEPTIC SYSTEM (PRIMARY)
[Symbol]	EXISTING WETLAND FLAG
[Symbol]	EXISTING WETLAND
[Symbol]	EXISTING LEDGE OUTCROP
[Symbol]	EXISTING LANDSCAPING OR TREELINE
[Symbol]	PROPOSED CONTOUR (10 FOOT)
[Symbol]	PROPOSED CONTOUR (2 FOOT)
[Symbol]	PROPOSED STORM PIPE
[Symbol]	PROPOSED EDGE OF PAVEMENT (DRIVEWAY)
[Symbol]	PROPOSED BUILDING/HOUSE
[Symbol]	PROPOSED PORCH/LOADING DOCK
[Symbol]	PROPOSED BUILDING OVERHANG
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROPOSED STONE WALL
[Symbol]	PROPOSED CONSTRUCTION FENCE
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	PROPOSED STORM STRUCTURE
[Symbol]	PROPOSED WELL
[Symbol]	PROPOSED SEPTIC SYSTEM (PRIMARY)
[Symbol]	PROPOSED SEPTIC SYSTEM (RESERVE)
[Symbol]	PROPOSED RIPRAP
[Symbol]	PROPOSED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED TO BE REMOVED

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND & ASSOC., PC SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND & ASSOC., PC SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

12-01-21	IWWA COMMENTS ADDRESSED
01-07-22	POOL/SPA REVISED

Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SOIL SCIENTISTS • LAND PLANNERS

143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776  
PHONE: (860) 354-9348 • FAX: (860) 354-4419  
WEB: WWW.AHHOWLAND.COM

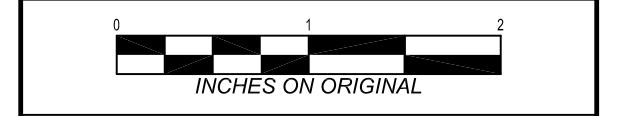
**Proposed Pool Site Development Plan**

for  
**The Premier Trust Inc.**

Tax Map 5 Block 10 Lot 20  
Area = 402,644 S.F. / 9.243 Ac.  
157 Calhoun Street  
Town of Washington  
County of Litchfield  
State of Connecticut

DATE:  
**November 18, 2021**

SCALE:  
**1" = 20'**



SHEET:  
**SD.2**



SEA GREEN HORTICULTURE  
 3 Still Hill Road  
 Bethlehem CT 06751  
 917 544 3415  
 sea@seagreenhort.com  
 www.seagreenhort.com

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**157 CALHOUN STREET**

ISSUES AND REVISIONS

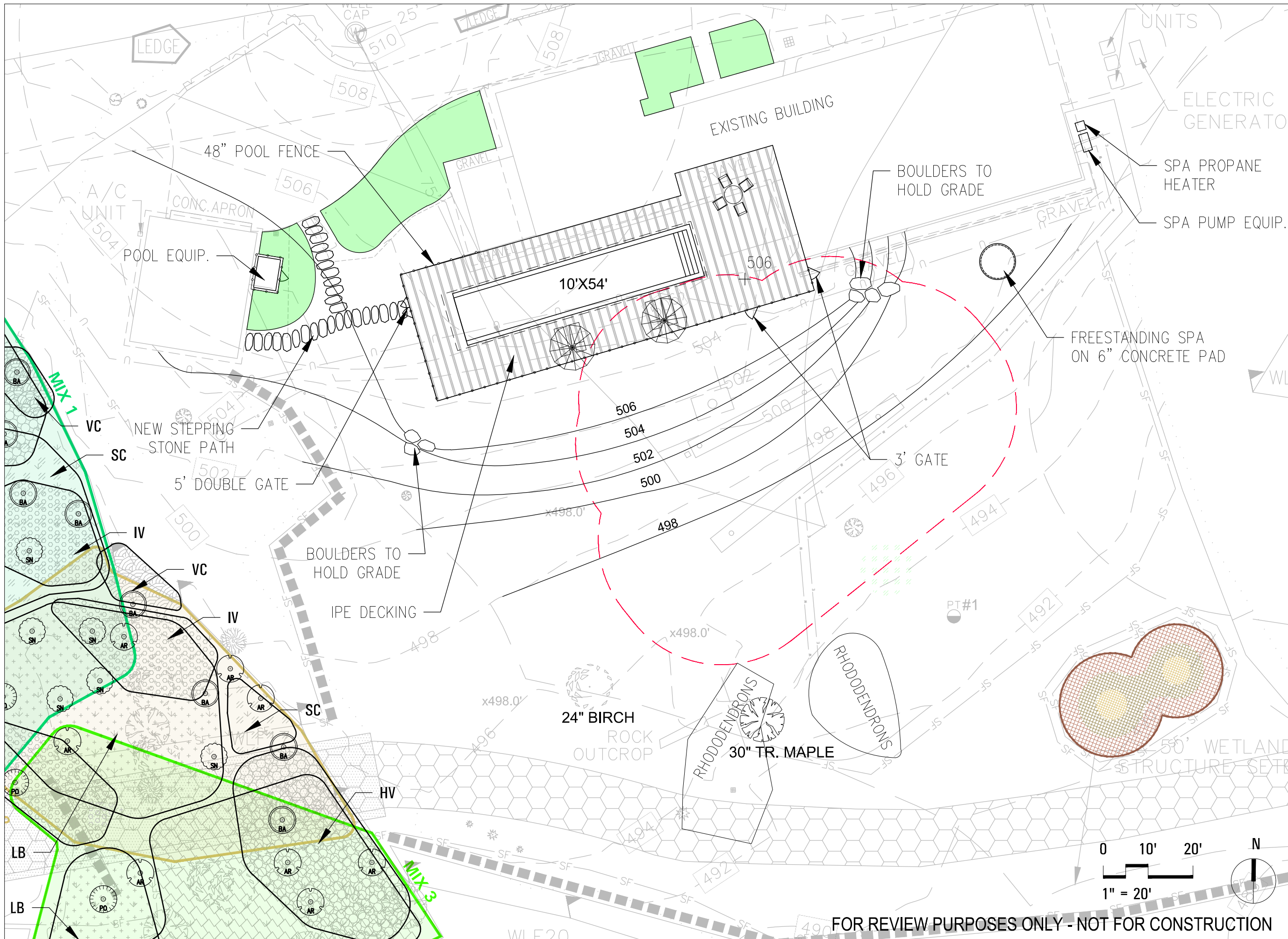
DATE	ISSUE
12.08.2021	SUBMISSION

**LANDSCAPE PLANS**

SCALE: AS NOTED  
 DRAWN BY: TJ  
 CHECKED BY: SA

**SITE PLAN - OPTION 3 ALT**

**L-101**



FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION