

# Town of Washington Inland Wetlands Commission

## PERMIT APPLICATION

Applicant's Name: William & Begum Taft Date: January 8, 2021

Activity Address: 31 Shearer Road

### APPLICATION FOR:

- Regulated activity: New Pool, pool fence, Stonework and planting
- Subdivision feasibility: # of lots \_\_\_\_\_
- Correction of a violation: \_\_\_\_\_  
*Permits to correct violations will expire at the end of time the period specified by Commission for remedial action.*
- Exemption: see separate form - *Application for an Exemption*
- Other -specify: \_\_\_\_\_

### FOR OFFICE USE ONLY

Date Submitted: 1-11-2021 Received By: S White  Scanned

Application #: IW-21-03 IWC Date of Receipt: 01-27-2021

Fee Paid: 120  Cash  Check# 243 Check date: 01-11-2021 By: S. R. Sabin

Date (14 Days from Receipt) 02-10-2021 65 Days from Receipt: 03-28-2021

Public Hearing Date: \_\_\_\_\_ Continued to: \_\_\_\_\_

Extension Request Date : \_\_\_\_\_ Date Extension Ends : \_\_\_\_\_

### ACTION TAKEN:

Application Withdrawn Date: \_\_\_\_\_ Comment: \_\_\_\_\_

Denied Without Prejudice  Denied Date: \_\_\_\_\_ Reason: \_\_\_\_\_

IWC Approval Date: \_\_\_\_\_  Agent Approval \_\_\_\_\_ Date: \_\_\_\_\_

Please complete the entire form as applicable. Attach supporting documentation. The applicant is responsible for providing all pertinent information and may be required to supply additional information and/or pay for expert consultation, beyond what is outlined on this form. To save time and avoid rejection of an application, read and use the ***Inland Wetland and Watercourses Regulations***, Town of Washington and the ***Applicant's Guide to Completing and Processing an Application for an Inland Wetlands Permit*** before applying.

Applications must be complete\* and submitted to the Land Use Office no later than 7 calendar days before the next regular scheduled meeting to allow sufficient time for administrative, public, and commissioner review. The application will be considered at the next regularly scheduled meeting. **Complete** applications submitted to the Land Use Office later than the specified deadline for that meeting, may be added to the agenda at the discretion of the Commission. Consideration of late applications will await preliminary review by the administrative staff as time permits. The schedule of meetings and times is posted at the Town Hall and at [www.WashingtonCt.org](http://www.WashingtonCt.org).

### \*To be considered "complete," the application must include:

- Yellow Mandatory Land Use Pre-Application Form signed by the property owner and if applicable, a letter from conservation easement holder
- All required forms, attachments and authorizations;
- Live (ink) signature(s) of the property owner(s);
- The Statewide Inland Wetlands and Watercourses Activity Reporting Form (Section II completed);
- A check, payable to the Town of Washington, for the **Application Fee** of \$60.00, **plus any other applicable fees from the posted Fee Schedule**, plus the required **State Tax** of \$60.00; **Total fee: \$120.00.**

\*\*\*ALL PLANS AND DRAWINGS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER – UNFOLDED PLANS WILL NOT BE ACCEPTED\*\*\*

# Town of Washington Inland Wetlands Commission

## SECTION I: CONTACT INFORMATION

- 1) Name of Owner: Begum & William Taft
- 2) Mailing Address: 520 East 86th Street  
City New York State: NY Zip: 10028
- 3) Telephone Home: (212) 909-6877 Cell: ( )
- 4) Email: b.taft@me.com
- 5) Authorized Agent (attach **mandatory** written authorization): Sam Sabin Landscape Architect
- 6) Agent Address: PO Box 2400 Marbledale, CT 06777
- 7) Agent's Home Telephone: (203) 417-3769 Business: (860) 350-2993
- 8) Agent's Email: samrobertsabin@gmail.com
- 9) Name, Address, Title and Phone Number of any Professional(s) or Contractor(s) to be involved in the project:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 10) All correspondence, notices, permits shall be sent to:  Property Owner  Agent

## SECTION II: PROPERTY INFORMATION

- 1) Address of Property: 31 Shearer Road Washington, CT 06793
- 2) Assessor's Map, Lot Number(s): 1899
- 3) Total Acreage: 5.01
- 4) Located in a Historic District?  Yes  No
- 5) Applicant's Interest in Property (circle one): Owner Developer Option Holder  
Other (describe): \_\_\_\_\_

## SECTION III: PROJECT/ACTIVITY INFORMATION

- 1) Project/Activity Name (e.g. pond dredging, etc.): Terrace Stone Walls, Demo existing pool, build new pool, planting & tree removal
- 2) If the activity involves the installation or repair of a septic system(s):  
Has the Health Official approved the plan?  Yes  No
- 3) Total Wetland Acres: 1.35 acres Disturbed Wetland Acres: 0
- 4) Total Review Acres\*: 2 acre Disturbed Review Acres: .4 acres  
*\* The review area is all land within 100 feet of all wetlands soils and watercourses/water bodies. Activities beyond the 100-foot review area, which have the potential to adversely affect wetlands and watercourses, are also subject to wetlands jurisdiction and permitting requirements.*
- 5) Linear Feet of Watercourse: 0 Linear Feet of Watercourse disturbed: 0
- 6) Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 1,632 sq. ft.
- 7) Does this project/activity comply with all applicable zoning regulations?  Yes  No

# Town of Washington Inland Wetlands Commission

## SECTION IV: PROJECT NARRATIVE

Attach separate sheet(s) if necessary

1) Proposed Activity (detailed description): See Attached Project Narrative.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) The proposed activity will involve the following within wetlands, a watercourse, and/or a review area:

Check all that apply:

- Alteration       Construction       Pollution       Deposition of Materials  
 Removal of Materials    Bridge or Culvert    Discharge To       Discharge From  
 Other (describe) \_\_\_\_\_

2) Amount, type, and location of materials to be removed, deposited or stockpiled: \_\_\_\_\_

Approximately 500' sq. ft. of terrace and <100 sq. ft. of seat wall. All cut and fills associated with the pool will be balanced. Other materials include soil amendments and planting

3) Description of proposed project, construction work sequence, machinery to be used, & duration of activities: Outlined in the attached project narrative.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4) Describe alternatives considered and why the proposal described herein was chosen: \_\_\_\_\_

An area outside of the upland review area was considered for the pool area but the grading did not allow. The homeowners currently do not have any outdoor areas developed adjacent to the home and the terrace area depicted is adjacent to existing egress from the home

## SECTION V: ADJOINING MUNICIPALITIES & NOTICE

1) Check whether any of the following circumstances apply \*\*

- A portion of the property affected by the decision of the Commission is located within five hundred (500) feet of the boundary of an adjoining municipality.  
 A portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage system within the adjoining municipality.  
 Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

**\*\*If any of these situations apply (are checked), the applicant is required to give written notice of his/her application to the Inland Wetlands Agency of the adjoining municipality, on the same day that he/she submits this application. Notification must be by Certified Mail with Return Receipt Requested.**

# Town of Washington Inland Wetlands Commission

## SECTION VI: ATTACHMENTS

Please attach the following along with any other pertinent information:

1) An 8.5" x 11" photocopy of the pertinent section of the USGS topographic quadrangle with the property outlined or pinpointed. *Note: USGS Topographic Quadrangle Map is available in the Land Use Office.*

2) Scale drawings of the project and property that show the project in detail. They should include the following:

- a. Title block with project name, owner, date, total acres, address, and map drafter.
- b. North arrow
- c. Scale bar
- d. Legend
- e. Property lines
- f. Wetland boundaries
- g. Watercourses with direction of flow, water depth, & bottom characteristics (if applicable)
- h. Edge of review area/100' setback.
- i. Topographic contour lines
- j. Dimensions and exact locations of proposed activities including material and soil stockpiles, erosion and sedimentation controls, ingress and egress patterns
- k. Existing and proposed vegetation, including limit of disturbance line.

3) If a Soil Scientist is involved, his/her name, written report, and field sketch.

4) The Commission may, at its discretion, require an A-2 Survey showing wetland boundaries that have been flagged by a Certified Soil Scientist (CSS) and surveyed and plotted by a Licensed Surveyor.

## SECTION VII: CONSENT AND SIGNATURE(S)

The undersigned, as owner(s) of the property, hereby consents to necessary and proper inspections of the above mentioned property by Commissioners and agents of the Inland Wetlands Commission, Town of Washington, at reasonable times, both before and after a final decision has been issued by the Commission. The undersigned hereby certifies that the information provided in this application, including its supporting documentation, is true and he/she is aware of the penalties provided in Section 22a-376 of the Connecticut General Statutes for knowingly providing false or misleading information.

William H. Taft V

\_\_\_\_\_  
Print Name of Property Owner



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

1/8/21

\_\_\_\_\_  
Date

Begum Taft

\_\_\_\_\_  
Print Name of Property Owner



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

1/8/21

\_\_\_\_\_  
Date

**IN ORDER TO EXPEDITE THE PERMITTING PROCESS IT IS NECESSARY TO FILL OUT ALL SECTIONS OF THIS APPLICATION COMPLETELY.**

**\*\*\*INCOMPLETE APPLICATIONS CANNOT BE PROCESSED\*\*\***

**\*\*\*ALL PLANS AND DRAWINGS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER – UNFOLDED PLANS WILL NOT BE ACCEPTED\*\*\***

# TOWN OF WASHINGTON

## MANDATORY LAND USE PRE-APPLICATION FORM

**This form is required for all health, wetlands, zoning, planning, and building applications except for interior or exterior work on existing buildings, which in no way expands or alters the footprint.**

No planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the State legislation in its entirety, reprinted for your convenience on the reverse of this form, Public Act 05-124, Effective October 1, 2005.

**Provide the legal name of the property owner(s) and the street address of the property for which one of the above applications will be submitted, then complete either section A or B below.**

Property Owner(s) of Record Begum & William Taft

Subject Property Address 31 Shearer Road  
Washington, CT

**A. I hereby certify that *there are no* conservation easements or restriction, nor any preservation restrictions on the above-referenced property.**

Signature of Property Owner Will Taft Date 1/8/21

Signature of Property Owner Begum B Taft Date 1/8/21

**B. *There are* conservation easements or restriction, or preservation restrictions on the above-referenced property.**

The name of the easement or restriction holder is \_\_\_\_\_

The phone number of the easement or restriction holder is \_\_\_\_\_

**You must obtain and attach one of the following:**

- (1) proof that the easement or restriction holder was notified not less than 60 days in advance of the application by certified mail, return receipt requested, of the property owner's intent to apply for a planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals permit, *or*
- (2) a letter from the easement or restriction holder verifying that the application is in compliance with the terms of the easement or restriction.

January 9, 2021

Washington Inland Wetlands and Watercourses Commission  
Town Hall, Bryan Memorial Plaza  
Washington , Connecticut 06797

Re; Agent Authorization

To whom it may concern ,

We hereby authorize Dirk W. Sabin , landscape architect to act as our agent for  
land use / building permit applications.

Sincerely,



---

William H. Taft V  
520 East 86<sup>th</sup> Street  
New York, NY 10028

&

31 Shearer Road  
Washington, CT 06793



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:*

*DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106*

*Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
- ACTION TAKEN (see instructions, only use one code): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): Washington, CT  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the action is occurring (print name(s)): \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: New Preston, CT or number: \_\_\_\_\_  
subregional drainage basin number: 14-44
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Begum & William Taft
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 31 Shearer Road  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: General landscape improvements, masonry, invasive species removal and planting
- ACTIVITY PURPOSE CODE (see instructions, only use one code): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 3, 11
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): -4 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

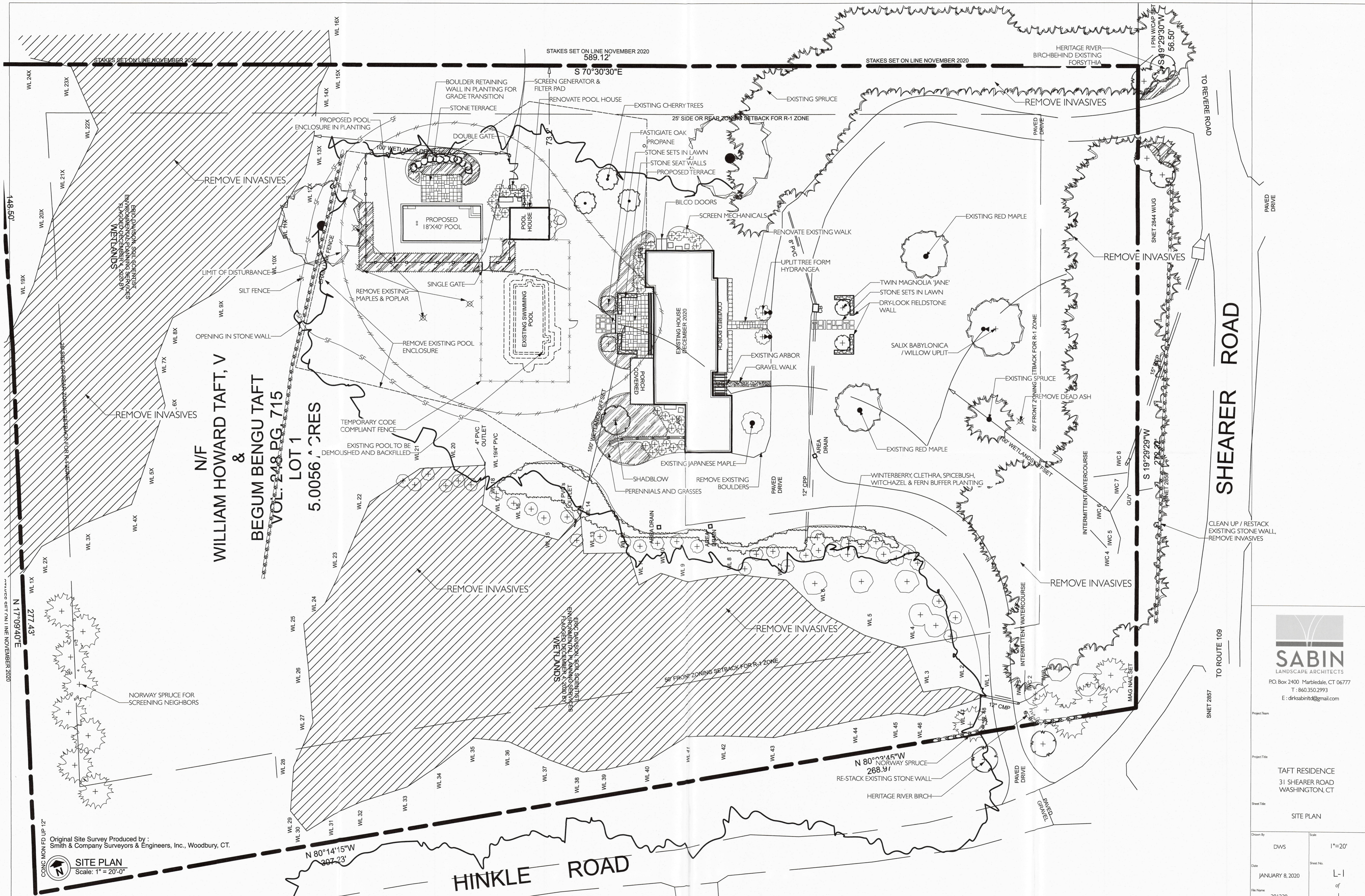
DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



N/F  
**WILLIAM HOWARD TAFT, V**  
 &  
**BEGUM BENGU TAFT**  
 VOL. 248 PG. 715  
 LOT 1  
 5.0056 ACRES

Original Site Survey Produced by:  
 Smith & Company Surveyors & Engineers, Inc., Woodbury, CT.

**SITE PLAN**  
 Scale: 1" = 20'-0"

**SABIN**  
 LANDSCAPE ARCHITECTS  
 PO. Box 2400 Marlborough, CT 06777  
 T: 860.350.2993  
 E: dirksabin@aol.com

Project Title  
**TAFT RESIDENCE**  
 31 SHEARER ROAD  
 WASHINGTON, CT

Sheet Title  
**SITE PLAN**

Drawn By DWS	Scale 1"=20'
Date JANUARY 8, 2020	Sheet No. L-1
File Name 201230	of 1



N/F  
ALEXANDER J. VILLARREAL  
VOL. 242 PG. 521

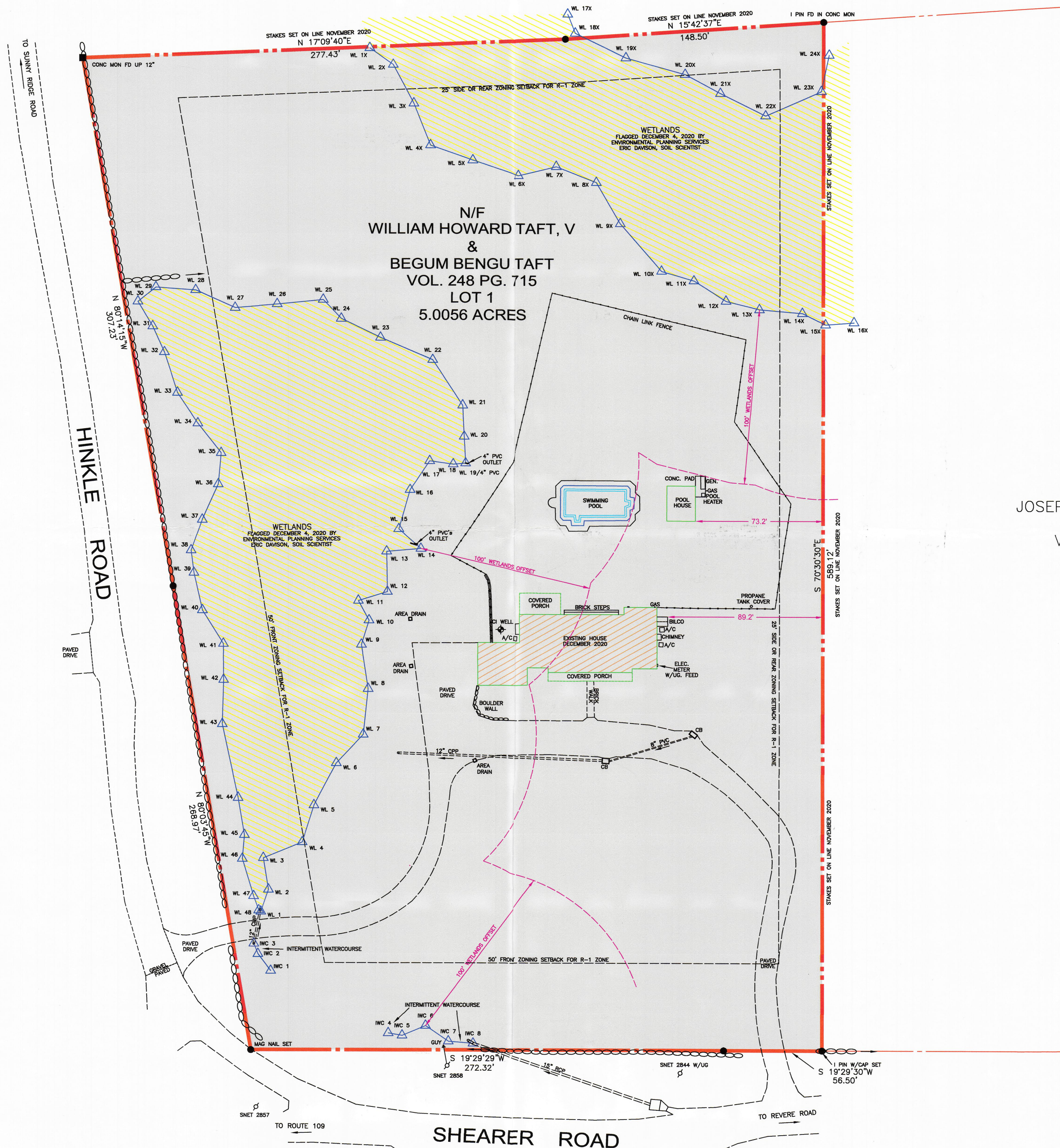
NOTES

- THIS MAP AND SURVEY REPRESENT A CLASS A-2 IMPROVEMENT LOCATION SURVEY - (BOUNDARY DETERMINATION CATEGORY - "RESURVEY") AS DEFINED IN THE MINIMUM STANDARDS FOR SURVEYS AND MAPS FOUND IN SECTIONS 20-3000-1 TO 20-3000-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES EFFECTIVE JUNE 21, 1999.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL PROVISIONS OF ANY STATUTE, ORDINANCE, MUNICIPAL REGULATION, PLANNING, ZONING OR WETLAND REGULATION, BUILDING LINE, PRIVATE OR PUBLIC UTILITY EASEMENT, LOCAL, STATE, FEDERAL OR PRIVATE RESTRICTION OR LAW, OR CLAIMS OF ADVERSE POSSESSION WHICH MAY AFFECT THE PREMISES. UNLESS OTHERWISE NOTED, THIS SURVEY DOES NOT NECESSARILY REFLECT ANY SUBSURFACE UTILITY LINES, WETLAND OR FLOOD PLAIN SOILS, BURIED DEBRIS OR OTHER SUBSURFACE ENCROACHMENTS, NOR DOES IT NECESSARILY REFLECT THE EXISTENCE OF ANY WASTE DUMPS OR HAZARDOUS MATERIALS, RIGHTS TO OCCUPANCY OR POSSESSION BY ANY INDIAN NATION OR TRIBE OF INDIANS OR THE CLAIM OF ANY GOVERNMENTAL BODY HAVE NOT BEEN INVESTIGATED BY THIS OFFICE.
- THE STREET OR HIGHWAY LINES SHOWN ARE SUBJECT TO ESTABLISHMENT BY THE AUTHORITIES HAVING JURISDICTION.
- THE LIMITS OF INLAND WETLAND SOILS SHOWN HEREON WERE DELINEATED BY ERIC DAVISON, CERTIFIED SOIL SCIENTIST WITH DAVISON ENVIRONMENTAL OF CHESTER, CT. IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT INLAND WETLANDS AND WATERCOURSES ACT (P.A. 155) DURING THE MONTH OF DECEMBER 2020 AND SURVEYED BY THIS OFFICE IN ACCORDANCE WITH THE CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
- THIS PROPERTY IS LOCATED IN AN R-1 ZONING DISTRICT.
- ACCORDING TO REFERENCE 1 (VOL. 248 PG. 715) THIS PROPERTY IS SUBJECT TO NOTES, BUILDING LINE AND OTHER MATTERS AS PER MAP 927, RESTRICTION PER VOL. 104 PG. 104 AND RESTRICTIVE COVENANTS PER VOL. 106 PG. 1119.

REFERENCES

- FOR TITLE TO PROPERTY SEE WARRANTY DEED DATED AUGUST 14, 2020 WHEREIN RONALD L. PIERCE AND CYNTHIA PIERCE CONVEYED A PARCEL OF LAND TO WILLIAM HOWARD TAFT, V AND BEGUM BENGU TAFT WHICH DEED IS RECORDED AT VOL. 248 PG. 715.
- MAP ENTITLED, "LOT PLAN PREPARED FOR CONNECTICUT INVESTMENT PROPERTIES ASSOCIATES SHEARER ROAD & HINKLE ROAD WASHINGTON, CONNECTICUT" DATED SEPT. 2, 1986 REVISED OCT. 1, 1986 AND CERTIFIED AS A CLASS A-2 SURVEY BY JAMES OSBORNE, JR., SURVEYOR (ON FILE AS MAP 927).
- MAPS 626 AND 947 ON FILE IN THE WASHINGTON LAND RECORDS.

N/F  
JOSEPH P. & ROSEANNE M.  
SANSONE  
VOL. 107 PG. 307  
LOT 2



PROPERTY LEGEND	TOPOGRAPHIC LEGEND
<ul style="list-style-type: none"> <li>Concrete Monument</li> <li>SB Stone Bound</li> <li>CHD CT. Hwy Dept. Monument</li> <li>USGS U.S. Geological Survey Mon.</li> <li>LP/PE Iron Pipe</li> <li>I.P. Iron Pin</li> <li>D.H. Drill Hole</li> <li>B.P. Brass Pin</li> <li>S&amp;T Stake and Tack</li> <li>H.S. Heap of Stones</li> <li>F.P. Fence Post</li> <li>Ex. Existing</li> <li>Prop. Proposed</li> <li>FD. Found</li> <li>N/F Now or Formerly</li> <li>Property Line</li> <li>Assumed Street or Highway Line</li> <li>Same Owner Each Side</li> <li>Wetland Flag (numbered)</li> </ul>	<ul style="list-style-type: none"> <li>Stone Wall</li> <li>Wire Fence</li> <li>Wooden Fence</li> <li>Retaining Wall</li> <li>Utility Pole or Light Pole</li> <li>CL&amp;P CT. Light &amp; Power Pole</li> <li>SNET So. New England Telephone</li> <li>WT Co. Woodbury Telephone Co.</li> <li>MH Manhole</li> <li>CB Catch Basin</li> <li>Evergreen Tree</li> <li>Deciduous Tree</li> <li>Fire Hydrant</li> <li>Sign</li> <li>Existing Contours</li> <li>Proposed Contours</li> <li>RCP Reinforced Concrete Pipe</li> <li>CMP Corrugated Metal Pipe</li> <li>CPP Corrugated Polyethylene Pipe</li> </ul>

**IMPROVEMENT LOCATION SURVEY**

**TAFT RESIDENCE**  
31 SHEARER ROAD  
WASHINGTON, CT.

SCALE: 1" = 40'      AREA: 5.0056 ACRES

**SMITH & Company**  
Surveyors & Engineers, Inc.  
Formerly Bradford E. Smith & Son  
247 Main Street South, Woodbury, CT. 06798-0996    Tel. 203.263.0068

TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CURTISS B. SMITH I.C. #12336

This Map Not Valid Unless Embossed Seal of Surveyor Affixed Hereon

MAP DATE: 12-14-20  
DRAWN: MSR  
CHECKED: CBS

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