

# Town of Washington Inland Wetlands Commission

## PERMIT APPLICATION

Applicant's Name: Tarek el Aguizy & Helena Binnie Date: 12-5-2020

Activity Address: 35 South Street

### APPLICATION FOR:

- Regulated activity: \_\_\_\_\_
- 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: Replaement and extension of pool fence. Grading within new fence area.  
Partial removal of existing stone wall.

### FOR OFFICE USE ONLY

Date Submitted: 01-26-2021 Received By: S. White  Scanned

Application #: IW-21-07 IWC Date of Receipt: 01-27-2021

Fee Paid: \$120  Cash  Check# \_\_\_\_\_ Check date: \_\_\_\_\_ By: \_\_\_\_\_

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Application Withdrawn Date: \_\_\_\_\_ Comment: \_\_\_\_\_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.**

# Town of Washington Inland Wetlands Commission

## SECTION I: CONTACT INFORMATION

- 1) Name of Owner: Tarek el Aguizy & Helena Binnie
- 2) Mailing Address: 35 South Street  
City Washington State: CT Zip: 06793
- 3) Telephone Home: (\_\_\_\_) \_\_\_\_\_ Cell: (917) 450-3159
- 4) Email: Taguizy@mac.com
- 5) Authorized Agent (attach **mandatory** written authorization): \_\_\_\_\_
- 6) Agent Address: \_\_\_\_\_
- 7) Agent's Home Telephone: (\_\_\_\_) \_\_\_\_\_ Business: (\_\_\_\_) \_\_\_\_\_
- 8) Agent's Email: \_\_\_\_\_
- 9) Name, Address, Title and Phone Number of any Professional(s) or Contractor(s) to be involved in the project:  
Christine Krause Design Studio, Inc. 860-318-1900- 15 Barbaree Way, Tiburon, CA 94920  
Blue Spade Landscaping 860-402-7307 92 Railroad Street, Falls Village CT 06031  
Mid- HUDson Fencing, Frank Boula 845-221-8700 5 Sprout Creek CT Wallinger Falls, NY 12590
- 10) All correspondence, notices, permits shall be sent to:  Property Owner  Agent

## SECTION II: PROPERTY INFORMATION

- 1) Address of Property: 35 South Street
- 2) Assessor's Map, Lot Number(s): Vol 247 p. 22-23, map block 04/04/25
- 3) Total Acreage: 14.78+/-
- 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.): Pool Fence
- 2) If the activity involves the installation or repair of a septic system(s): NA  
Has the Health Official approved the plan?  Yes  No
- 3) Total Wetland Acres: \_\_\_\_\_ Disturbed Wetland Acres: 0
- 4) Total Review Acres\*: \_\_\_\_\_ Disturbed Review Acres: 0  
\* 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: 237 Linear Feet of Watercourse disturbed: \_\_\_\_\_
- 6) Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 0
- 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): Replaement and extension of pool fence.  
Grading within new fence area. Removing a section of existing stone wall and  
reusing stone to repair existing stone walls.
- 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: See Attached
- 3) Description of proposed project, construction work sequence, machinery to be used, & duration of activities: Reduce size of stone wall, repair existing stone walls with removed stone,  
remove existing pool fence, grade area,install new pool fence, apply native seed mix  
Work will invovle use of backhoe, fencepost hole digger, excavator
- 4) Describe alternatives considered and why the proposal described herein was chosen: No other  
alternatives were considered because of the fixed location of the pool

## 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.

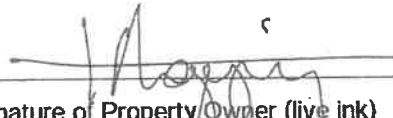
- 3) If a Soil Scientist is involved, his/her name, written report, and field sketch.
- 4) The Commission may, at its discretion, require an A-2 Survey showing wetland boundaries that have been flagged by a Certified Soil Scientist (CSS) and surveyed and plotted by a Licensed Surveyor.

## 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.

Tarek Aguizy

Print Name of Property Owner

  
Signature of Property Owner (live ink)

12/6/2020  
Date

Print Name of Property Owner

Signature of Property Owner (live ink)

Date



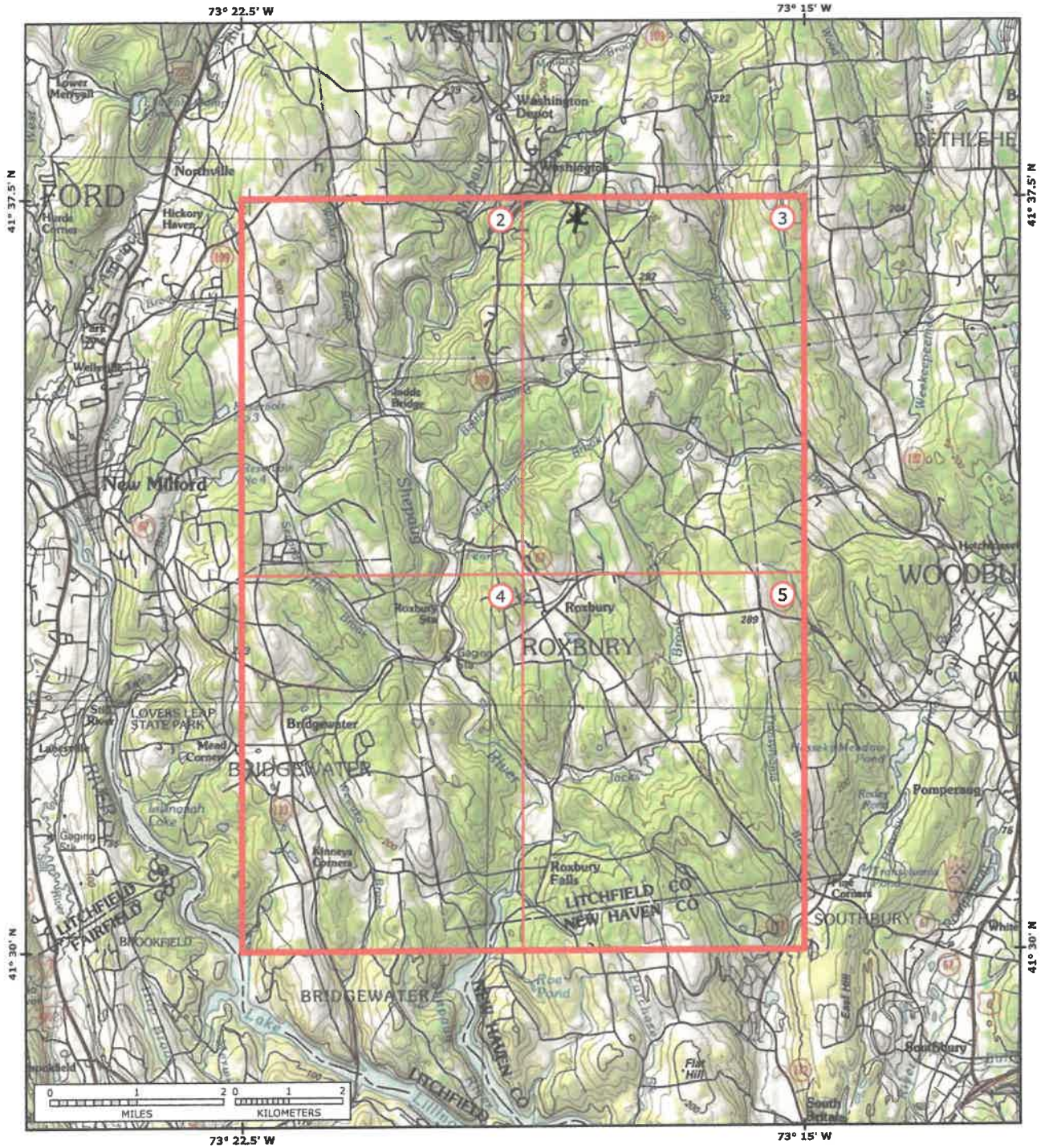
\* Approximate location of residence

41073e3

Roxbury, CT

Index Map - USGS 100K Map Series

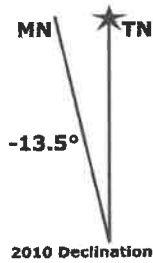
1



This map was created from a seamless mosaic of detailed USGS maps at topo.com

Refer to the pages indicated on the above index for detailed 7.5' series USGS maps. As with all maps, inaccuracies may exist and conditions may change. User assumes all risk associated with the use of this map.

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Connecticut

USGS Revision Date: 1989  
Contour Interval on 7.5' Maps: 10 ft

**Adjoining 7.5' Quads**

|    |   |    |
|----|---|----|
| NW | N | NE |
| W  | * | E  |
| SW | S | SE |

- NW: Kent, CT
- N: New Preston, CT
- NE: Litchfield, CT
- W: New Milford, CT
- \* Roxbury, CT
- E: Woodbury, CT
- SW: Danbury, CT
- S: Newtown, CT
- SE: Southbury, CT





GIS CODE #: \_\_\_\_\_  
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

## 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: \_\_\_\_\_ or number: 62 47  
subregional drainage basin number: ~~420X~~ 6700 on map
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Tarek el Aguizy & Helena Binnie
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 35 South Street  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: Replacement of pool fence, grading, removal of section of existing stone wall
- ACTIVITY PURPOSE CODE (see instructions, only use one code): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 3, \_\_\_\_\_
- 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): 0 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  
Melvyn R. Lewinter  
Janet Marie Lewinter  
Vol. 146 Pg. 768

N/F  
Dean I. Ringel  
Ronnie Ringel  
Vol. 105 Pg. 548

N/F  
Washington Properties LLC  
Vol. 236 Pg. 115

39 South Street  
N/F  
Blakson R. Tobey  
Sarah S. Payne  
Vol. 205 Pg. 228  
Vol. 246 Pg. 516-517

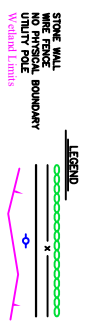
N/F  
Dianne Morris  
Vol. 158 Pg. 460

N/F  
Serge L. Miller  
Vol. 219 Pg. 1120

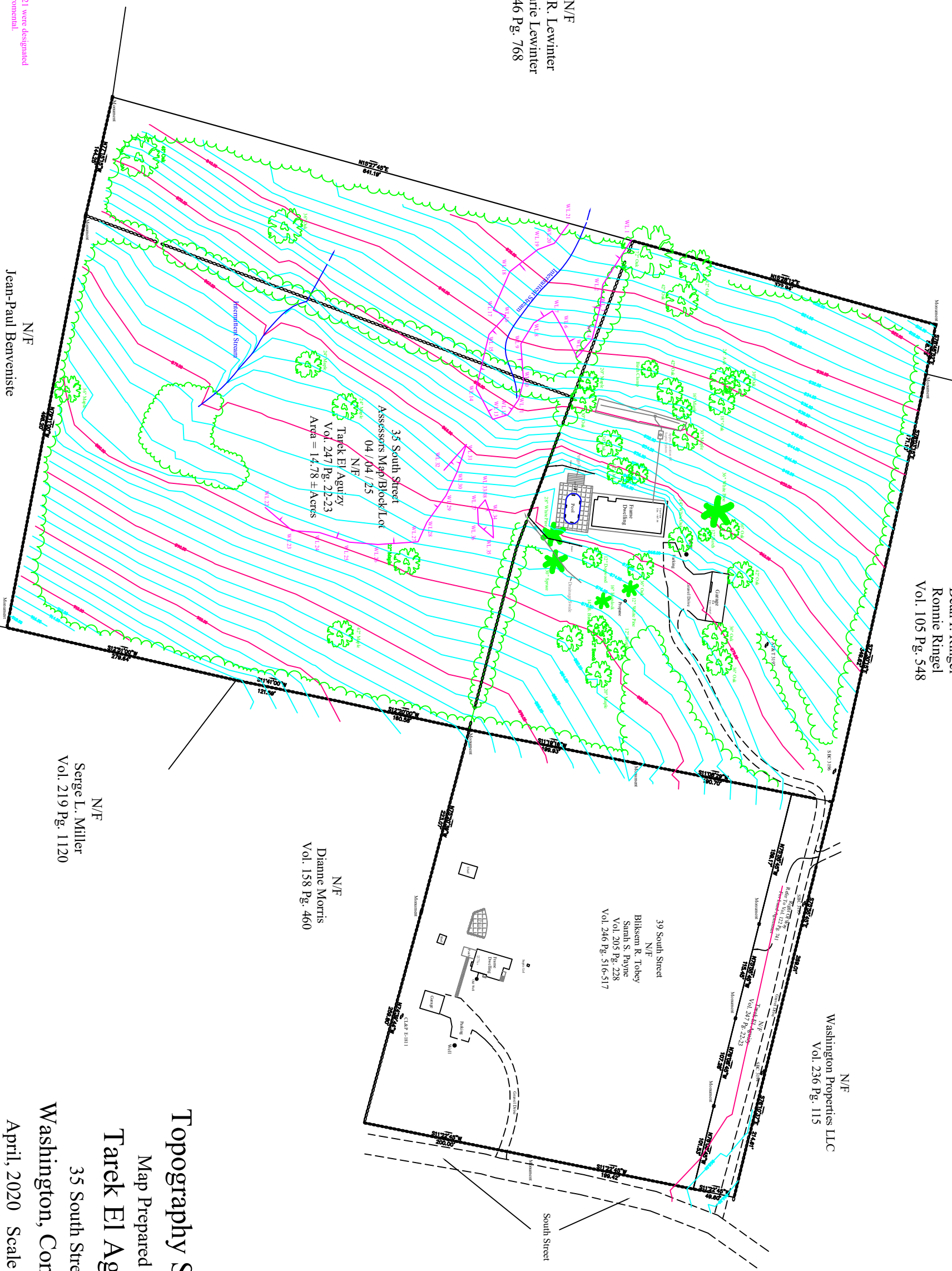
N/F  
Jean-Paul Benveniste  
Anne Heather Benveniste  
Vol. 231 Pg. 1197

Refer To Maps By:  
Douglas G. Little  
G. A. Hanson  
George P. Burnham  
T. Michael Alex

Welland Limits located in field 1-25-21 were designated  
by Michael S. Klein of Division Environmental



This map and survey was prepared to the standards of a  
Professional Land Surveyor in the State of Connecticut.  
State Agencies: See Section 17-280a-2g  
The type of survey performed is a Dependent Resurvey.

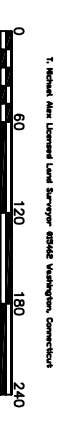


# Topography Survey

Map Prepared For  
**Tarek El Aguizy**  
35 South Street  
Washington, Connecticut  
April, 2020 Scale 1" = 60'

Revised 1-26-2021 Welland Limits

Owner Of Record:  
Tarek El Aguizy  
Volume 247 Page 22-23  
Washington Land Records



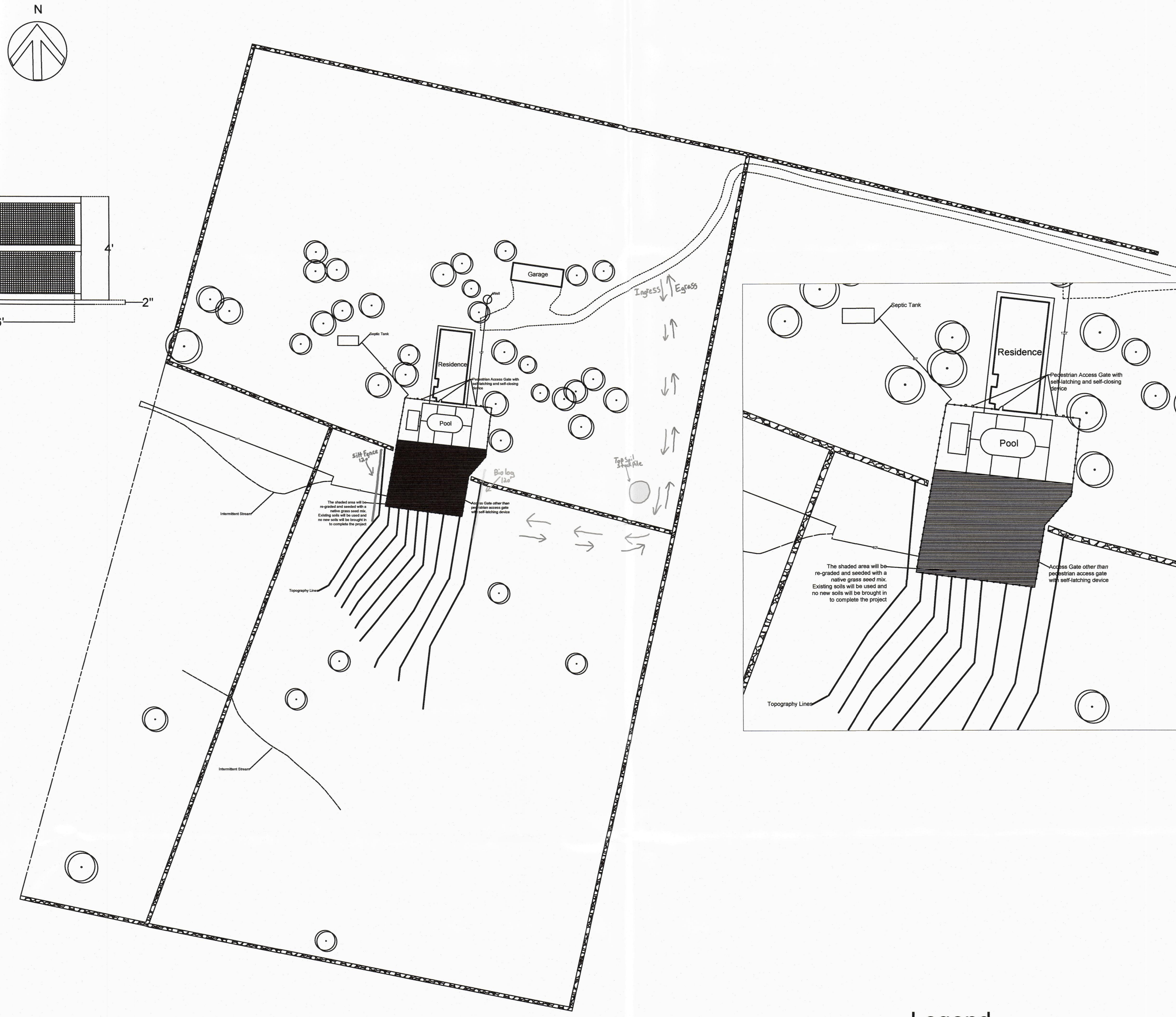
To be knowledge and liability use  
is substantially correct as noted herein

T. Michael Alex Licensed Land Surveyor 68846 Washington, Connecticut



**EL AGUIZY-BINNIE RESIDENCE**  
35 South Street  
Washington, CT 06793

Drawing: Landscape Design Plan  
Scale: 1"=60'  
Date: 10/24/20  
ALL MEASUREMENTS MUST BE TAKEN ON SITE  
THIS DRAWING MAY NOT BE TO SCALE



- The Fence or Barrier completely surrounds the swimming pool
- The Fence is at least 4 feet (48 inches) high.
- The space between the bottom of the barrier and the ground is less than 2 inches.
- The Posts are 6' apart.
- The wire mesh size cannot opening does not exceed 1 3/4-inch square.
- The wire mesh is 14 gauge galvanized steel
- All gates are self-closing, and open outward, away from the pool.
- All gates are self-latching, with the latch handle located within the enclosure (i.e, on the pool side of the enclosure) and at least 52" inches above grade.
- The latch handle is located at least 3 inches (76 mm) below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inch and within 18 inches of the latch handle.
- All gates shall be securely locked with a key, combination or other child proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.
- The SOUTH facing exterior wall of the residence will serve as part of the pool barrier. The door will be equipped with a self closing and self-latching device that is a minimum of 54" above the floor and the door will swing in toward the house. (Away from the pool area).

**Legend**

- Property Line:
- Existing Trees:
- Intermittent Stream:

Total Acreage: 9.99 acres