

Town of Washington Zoning Commission

Special Permit Application

A Special Permit is required for specific uses as listed in the Zoning Regulations for each Zoning district.

Address of Proposed Use: 280 Nettleton Hollow Road

Name and Mailing Address of Property Owner:

Edward J. Bramson, 500 Park Avenue, Apt 15D, New York, New York 10022

Name and contact information for authorized agent (if applicable – attach letter of authorization):

Arthur H Howland & Associates, P.C., 143 West St., Suite E, New Milford, CT 06776- 860-354-9346

Application is for (Check One):

New Special Permit - Fee: \$150

Proposed Use: Accessory Building

Zoning Regulation Section: 17.9 - Replacement of a non-conforming structure

Zoning District: R-1 Historic District: yes no

Attach a written statement with a Description of the Proposed Use. For new buildings include information such as the height and dimensions, for new businesses: type of business, hours of operation, number of employees, square footage of business area, etc. Also attach description of how the proposed use complies with each of the requirements of the specific special permit section listed above.

Attach site plan or survey map showing location of proposed or existing building, location of septic system, distance from each boundary line and from the septic system to the proposed structure, parking spaces, etc.

Attach a floor plan.

Modification of an existing Special Permit – Fee \$50

Approved Use: _____

Zoning Regulation Section: _____

Date of Approval: _____

Attach a written description of the proposed revision and why it is needed.

____ Attach a site plan or survey map showing the location of the proposed revision with distances to property lines, well and septic system

____ Attach a revised floor plan, if applicable

Also required for ALL applications:

Health Department Approval: *Suzanne VonHolt* Date: 2-17-21
Signature of Health Department Agent

Application fee as listed above plus \$60 State Tax – Check payable to Town of Washington

Letter of Authorization signed by the property owner if he will be represented by an agent

Signed Mandatory Land Use Pre-Application Form re: Conservation Easements

Proof of Inland Wetlands Commission approval, if applicable

n/a Proof of Zoning Board of Appeals approval and filing on the Land Records, if applicable

n/a Proof of Historic District Certificate of Appropriateness, if applicable

n/a Driveway sing-off from the First Selectman, if applicable

Site plans and sketch plans shall meet the standards listed in Section 14 of the Zoning Regulations

Additional documentation may be required depending on proposed use.

This application must be submitted to the Land Use Office.

The Undersigned hereby certifies that the information provided in this application, including its supporting documentation, is accurate and true.

Signature of Property Owner: *[Signature]* Date: 2-16-2021

Telephone Number: 860-354-9346 Email Address: pszymanski@ahhowland.com

FOR OFFICE USE:

Received by: _____ Date: _____

Amount Paid: _____ Check # _____ Date: _____ Written by: _____

Scanned _____ Building _____ Index _____



ARTHUR H. HOWLAND
& ASSOCIATES, P.C.

CIVIL ENGINEERS
LAND SURVEYORS
SOIL SCIENTISTS
LAND PLANNERS

February 16, 2021

Town of Washington, Land Use
Bryan Memorial Town Hall
Washington, Connecticut 06794
ATTN: Ms. Shelley White

Re: 280 Nettleton Hollow Road, Washington, Connecticut

Dear Ms. White,

Please see the attached Special Permit Application and associated plans for our clients proposed project located at 280 Nettleton Hollow Road in Washington, Connecticut.

Our client is proposing to keep the existing foundation of the accessory building and rebuild a smaller structure in place of the existing ones. We have included architectural plans to show that the roofs and eaves are no taller than the existing. Further, we are matching the front width as it is today with the sides the same as well. The rear is less deep to allow the construction of a deck on part of it as the enclosed floor plans and elevations show.

The proposed use is an accessory building (permitted use) where packages will be delivered and received for the Owners.

Due to the proposed modifications to the roof to make it smaller as well as the fact that the building is getting smaller in depth it is my professional opinion that it is not feasible to repair or rehabilitate the existing structure and it is recommended that the foundation be reused but the structure be replaced.

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

Sincerely,



Paul Szymanski, P.E.

February 2, 2021

TFCPS LLC - Owner
By: Edward J Bramson,
LLC member
500 Park Avenue,
Apartment 15D
New York NY 10022

To Whom It May Concern:

Please be advised that the office of Arthur H. Howland & Associates, P.C. is authorized to represent me before any and all agencies and commissions of the Town of Washington for the purpose of obtaining approval of any and all land use commission permits at 280 and 284 Nettleton Hollow Road, Washington, Connecticut.

Sincerely Yours,



TFCPS, LLC- Owner
By: Edward J Bramson,
LLC member

Adjoining Property Owners
Prepared for
280 Nettleton Hollow Road
Washington, CT

01-04-06	Edward Bramson 500 Park Avenue Apt 15D New York, NY 10031
01-04-15	Rock Creek Corporation 4615 Linnean Avenue NW Washington, DC 20008
02-04-04	Andrew C & Gina R Gottlieb 4508 40 th St Unit D14 Sunnyside, NY 11104
01-04-04	Hollister House Garden, Inc George E Schoellkopf 300 Nettleton Hollow Road Washington, CT 06793
01-04-07	Gordon Edelstein Amanda Salles 30 West 90 th St #3D New York, NY 10024

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

- THIS PROJECT INVOLVES THE CONSTRUCTION OF A PACKAGE RECEIVING BARN IN THE LOCATION OF AN EXISTING GARAGE. OTHER IMPROVEMENTS ALSO INCLUDED AS PART OF THIS PROJECT INCLUDE THE CONSTRUCTION OF A DRIVEWAY, SUBSURFACE SEWAGE DISPOSAL SYSTEM, GRADING, & OTHER RELATED APPURTENANCES.
- THE AREA OF THE PROJECT SITE IS APPROXIMATELY 6.36 ACRES, OF WHICH ABOUT 0.30 ACRES ARE EXPECTED TO BE DISTURBED.
- SPECIAL CARE SHOULD BE TAKEN ON THIS SITE TO ENSURE THAT THE CONSTRUCTION FENCE, SILT FENCE, SILT SOXX AND/OR STAKED HAY BALES ARE REPLACED PROMPTLY IF DAMAGED.
- THE CONSTRUCTION OF THE RECEIVING BARN AND ASSOCIATED APPURTENANCES ARE THE ONLY IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.
- ALL NECESSARY PERMITS SHALL BE ACQUIRED PRIOR TO THE START OF CONSTRUCTION.

1.8.1 SOIL EROSION AND SEDIMENT CONTROL MEASURES

- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ANY NECESSARY SURVEYING TO MARK BOUNDARY LINES AND/OR LIMITS OF CLEARING SHALL BE COMPLETED.
- EROSION CONTROL MEASURES, AS SHOWN ON THE PLAN (I.E. STAKED HAY BALES AND/OR SILT SOXX), SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SAID MEASURES ARE TO BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED AND ALL SEEDING AREAS HAVE ESTABLISHED GROWTH.
- 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.
- 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.
- 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.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. IF THE MEASURES ARE DAMAGED, THEY SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY.
- IN ORDER TO PREVENT EROSION, EARTH SLOPES SHALL BE 2' (HORIZONTAL) TO 1' (VERTICAL) MAXIMUM. ALL 2'(H) TO 1'(V) SLOPES SHALL BE STABILIZED WITH BIODEGRADABLE MATTING OR APPROVED EQUAL.
- 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.
- ANY REQUIRED CULVERTS OR DRAINAGE FACILITIES SHALL BE OF PROPER CONSTRUCTION SO AS TO PREVENT EROSION DURING AND AFTER CONSTRUCTION.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AFTER THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR AND A REPRESENTATIVE FROM THE TOWN SHALL BE PRESENT.

1.8.2 CONSTRUCTION NOTES AND SEQUENCE FOR CONSTRUCTION OF RECEIVING BARN AND ASSOCIATED FEATURES

- OBTAIN ALL NECESSARY PERMITS.
- FLAG THE LIMITS OF CONSTRUCTION, AND TREE PROTECTION AREAS.
- HOLD PRECONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
- INSTALL EROSION AND SEDIMENTATION CONTROLS AS SHOWN ON THE PLAN PRIOR TO CONSTRUCTION ACTIVITY (1 WEEK). THE LAND USE OFFICE WILL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK SO THAT THE EO CAN INSPECT AND APPROVE THE INSTALLATION OF THE EROSION CONTROL MEASURES.
- EXPECTED MACHINERY TO BE USED INCLUDES: 300 EXCAVATOR, TRI-AXLE ARTICULATED DUMP TRUCK, BOBCAT, RUBBER TRACK MINI-EXCAVATOR
- ALL EROSION CONTROLS AND CONSTRUCTION FENCE SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE IN CHARGE OF MAINTAINING THE EROSION CONTROL. FERRIS GUSSELL HILL FARM LOCATED AT 270 NETTLETON HOLLOW ROAD, WASHINGTON SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROLS. ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSPECTED AFTER 1/2" RAIN EVENTS OR LARGER. REPAIR OR REPLACE EROSION CONTROLS AS NECESSARY (DURATION OF PROJECT).
- HOLD TREE CUTTING MEETING.
- INSTALL THE CONSTRUCTION ENTRANCE (1 DAY).
- CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD. CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE (1 WEEK).
- EXCAVATE ALL STUMPS LOCATED IN THE STRUCTURAL AREA AND REMOVE TO A DISPOSAL SITE OR STOCKPILE AREA TO BE CHIPPED. STUMPS IN NON-STRUCTURAL AREAS MAY BE GROUND IN PLACE OR CUT FLUSH WITH THE GROUND LEVEL AND LEFT IN PLACE IN ACCORDANCE WITH THE PLANS (1 WEEK).
- STRIP ALL TOPSOIL WITHIN THE SLOPE LIMITS, STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS (1 WEEK).
- COMPLETE ALL DEMO OF THE EXISTING GARAGE AS NECESSARY. REMOVE ALL DEBRIS IN DUMPSTERS FOR DISPOSAL. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AREAS AND DRIVEWAY. CONSTRUCT THE DRIVEWAY. BENCH THE PROPOSED BUILDING AREAS TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOTPRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES (1 WEEK).
- BEGIN CONSTRUCTION OF THE BUILDING. INSTALL SEPTIC SYSTEM. PERMANENTLY SEED SEPTIC AREA IMMEDIATELY AFTER INSTALLATION. WITHIN TWO WEEKS OF ROOF COMPLETION, GUTTERS SHALL BE INSTALLED SO THAT THE RUNOFF CAN BE APPROPRIATELY HANDLED PER THE PLAN. (6 MONTHS).
- CONSTRUCT DRAINAGE PER PLANS. INSTALL ALL UNDERGROUND UTILITIES TO WITHIN 5 FEET OF THE BUILDING AT THIS TIME (1 WEEK).
- PREPARE SUB-BASE, SLOPES, DRIVEWAY, AND ANY OTHER DISTURBANCE FOR FINAL GRADING (1 WEEK).
- INSTALL PROCESSED AGGREGATE IN DRIVEWAY (1 WEEK).
- PLACE TOPSOIL WHERE REQUIRED. COMPLETE ANY PROPOSED PERIMETER LANDSCAPE PLANTINGS (1 WEEK).
- FINE GRADE, RAKE, SEED, AND MULCH TO WITHIN 2 FEET OF DRIVEWAY (1 WEEK).
- UPON SUBSTANTIAL COMPLETION OF THE BUILDING, 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).
- INSPECT AND CLEAN DRAINAGE AS NEEDED (1 DAY).
- 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)
- AFTER DISTURBED AREAS ARE STABILIZED, REMOVE TEMPORARY PERIMETER EROSION CONTROLS (I.E. SILT FENCE, HAYBALES, ETC.) (3 DAYS).
- REMOVE CONSTRUCTION ENTRANCE (1 DAY)

WIDTH SHALL NOT BE LESS THAN FULL WIDTH AT POINTS OF INGRESS OR EGRESS.

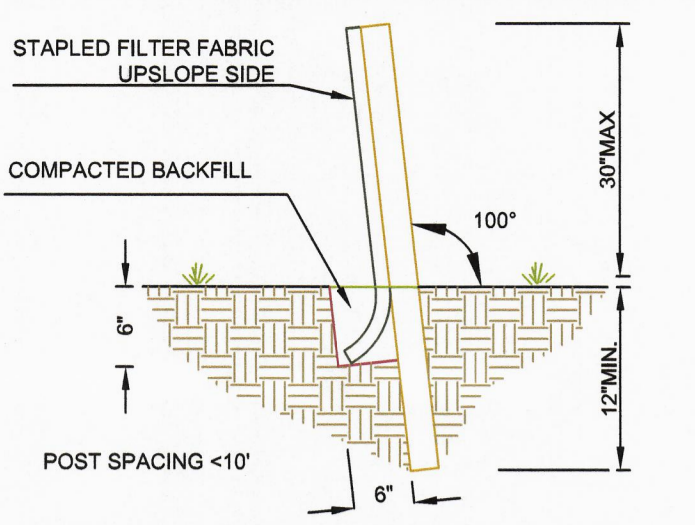
LENGTH SHALL BE 50 FEET MINIMUM WHERE THE SOILS ARE SANDS AND GRAVELS OR 100 FEET MINIMUM WHERE SOILS ARE CLAYS OR SILTS, EXCEPT WHERE THE TRAVELED LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY.

THICKNESS SHALL NOT BE LESS THAN FOUR (4) INCHES.
AGGREGATE SIZE SHALL CONFORM TO ASTM C-33, SIZE NO. 2 OR 3, OR CONNECTICUT DOT 2" SIZE CRUSHED GRAVEL.

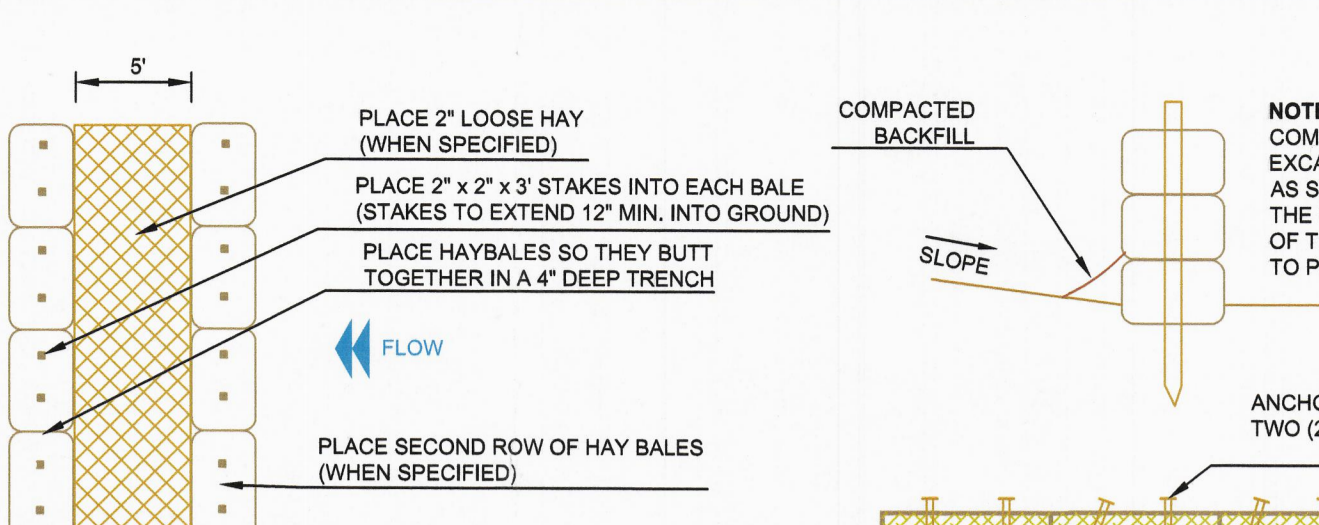
CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)
N.T.S.

NOTE: SUBSURFACE DRAINAGE SHOULD BE INSTALLED AT ALL POORLY DRAINED LOCATIONS BEFORE INSTALLING THE STABILIZED ANTI-TRACKING PAD.

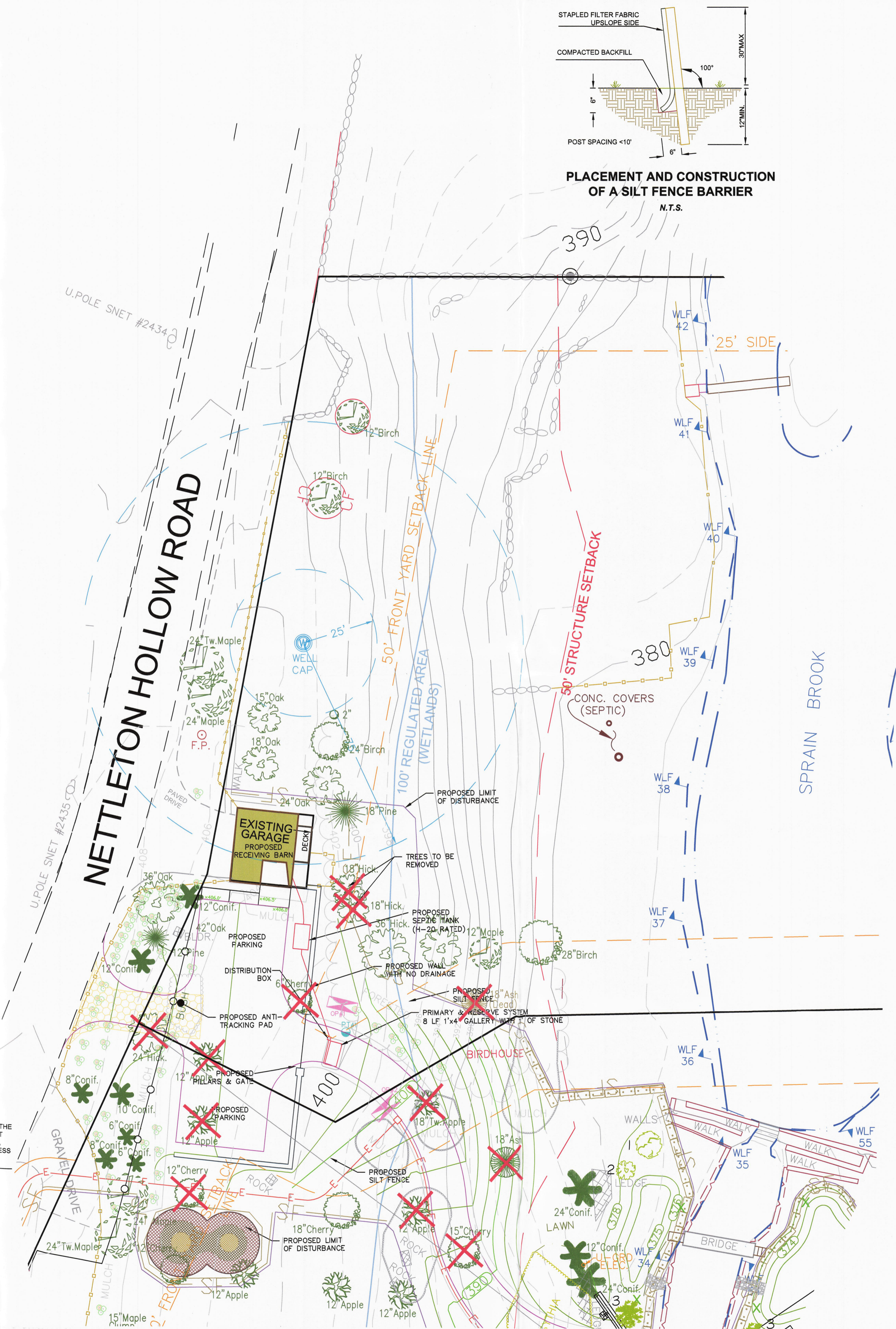
PLACEMENT AND CONSTRUCTION OF A SILT FENCE BARRIER
N.T.S.



STAKED HAYBALES
N.T.S.



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



LEGEND

[Symbol]	EXISTING BOUNDARY LINE
[Symbol]	EXISTING BUILDING SETBACK LINE
[Symbol]	EXISTING CONTOUR (10 FOOT)
[Symbol]	EXISTING CONTOUR (2 FOOT)
[Symbol]	EXISTING REGULATED AREA
[Symbol]	EXISTING EDGE OF PAVEMENT (ROAD)
[Symbol]	EXISTING EDGE OF PAVEMENT (PARKING)
[Symbol]	EXISTING BUILDING/HOUSE
[Symbol]	EXISTING WOOD FENCE
[Symbol]	EXISTING WIRE FENCE
[Symbol]	EXISTING GUARDRAIL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING IRON PIPE
[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 GAS UTILITY
[Symbol]	PROPOSED WATER UTILITY
[Symbol]	PROPOSED STORM PIPE
[Symbol]	PROPOSED EDGE OF DRIVEWAY
[Symbol]	PROPOSED BUILDING/HOUSE
[Symbol]	PROPOSED PORCH/LOADING DOCK
[Symbol]	PROPOSED WOOD FENCE
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROPOSED STONE WALL
[Symbol]	PROPOSED HAYBALES
[Symbol]	PROPOSED SILT FENCE
[Symbol]	PROPOSED CONSTRUCTION FENCE
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	PROPOSED STORM STRUCTURE
[Symbol]	PROPOSED SEPTIC SYSTEM (RESERVE)
[Symbol]	PROPOSED LANDSCAPING OR TREELINE
[Symbol]	PROPOSED RIPRAP
[Symbol]	PROPOSED CONSTRUCTION ENTRANCE

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.

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, P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

-	REVISED 8/11/2020-PARKING & RECEIVING BARN
-	REVISED 8/28/2020- SHIFT SEPTIC FIELD
-	REVISED 2/18/2021- NEW LOT LINES
-	
-	
-	
-	
-	

PROPERTY IS LOCATED WITHIN THE R-1 ZONE DISTRICT.
ELEVATION DATUM IS ASSUMED.
REFER TO CONNECTICUT GENERAL STATUTES SEC. 8-13a REGARDING THE NONCONFORMING LOCATIONS OF BUILDINGS THAT HAVE EXISTED FOR MORE THAN THREE YEARS.



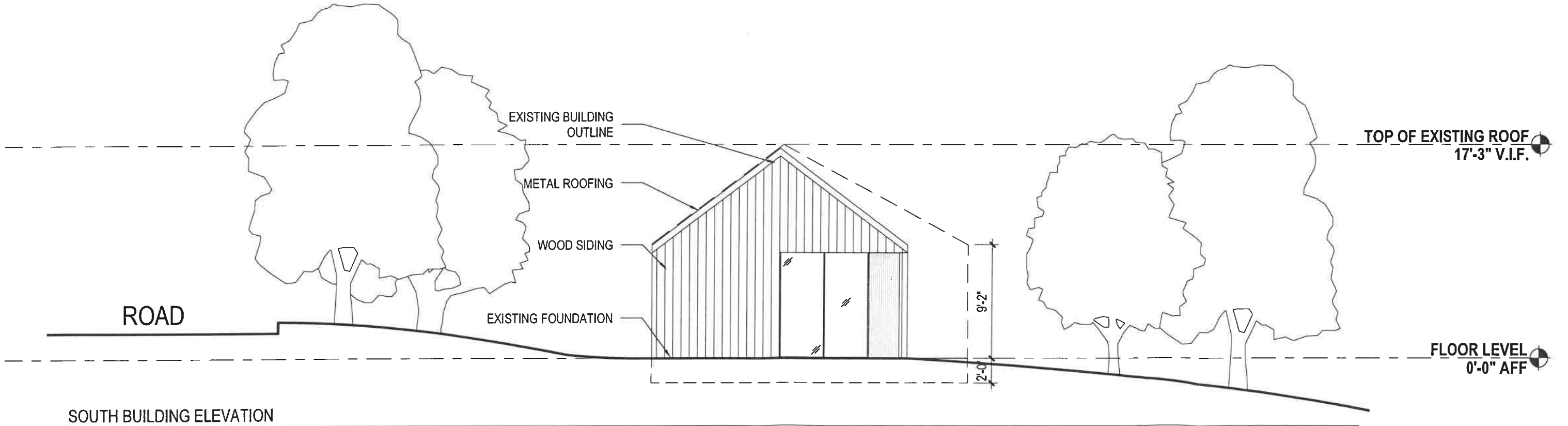
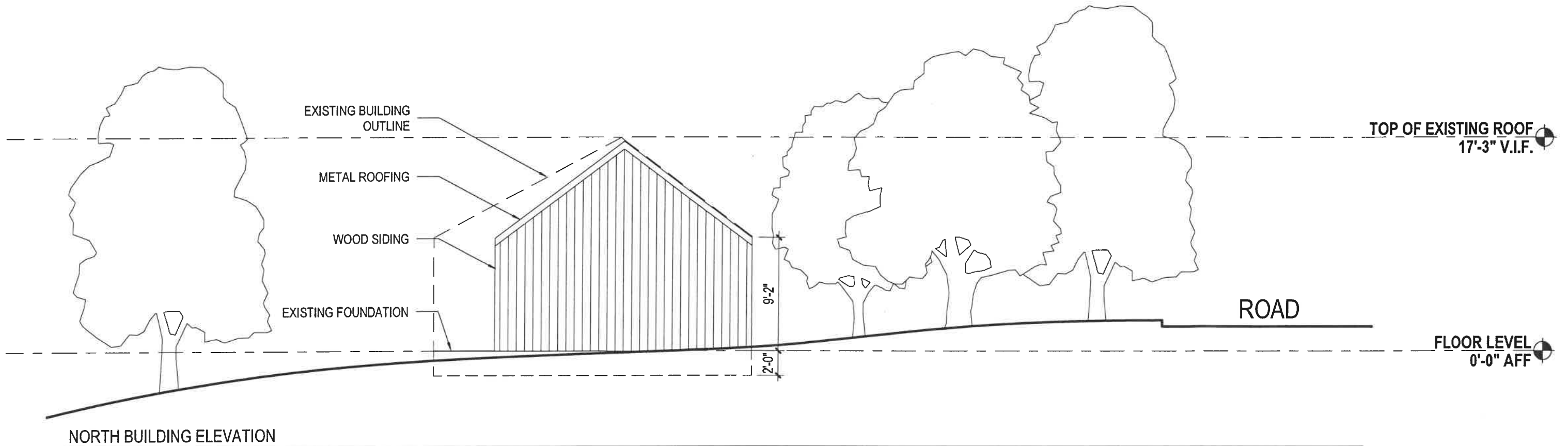
ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776
PHONE: (860) 382-4418 • WEB: WWW.AHHOWLAND.COM

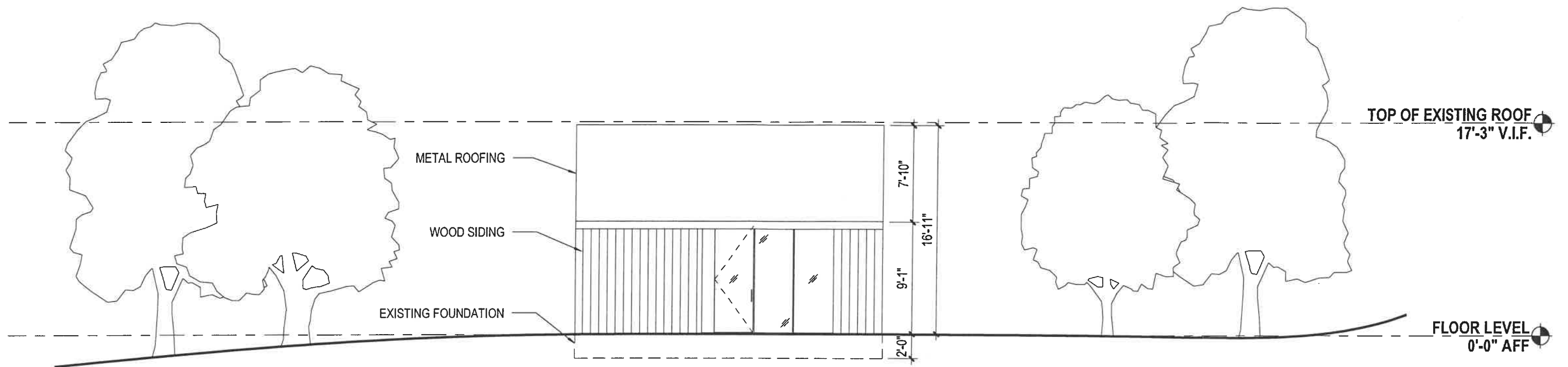
Proposed Site Development & Soil Erosion Control Plan for Receiving Barn
Record Owner
Edward J. Bramson

280 Nettleton Hollow Road
Town of Washington
County of Litchfield
State of Connecticut

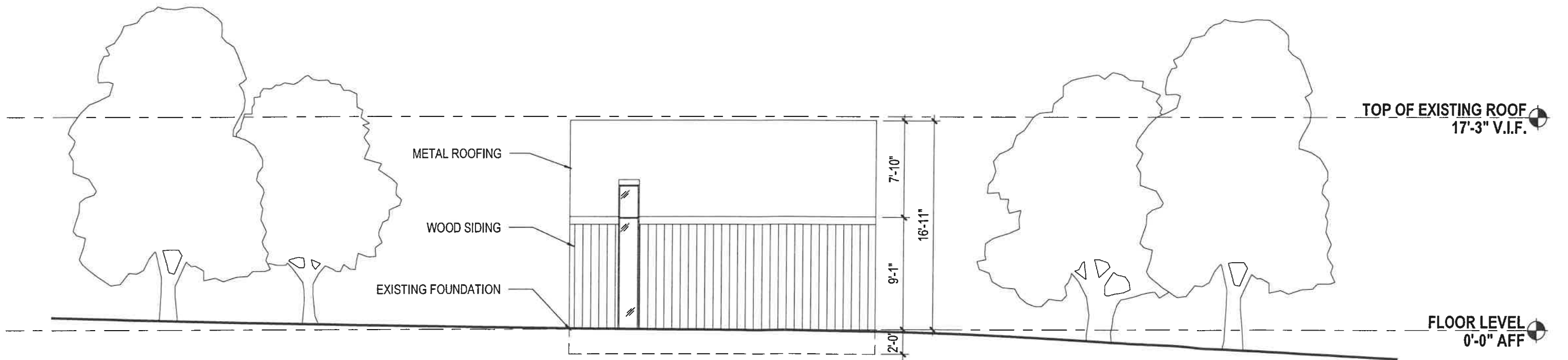
DATE: **April 13, 2020**
SCALE: **1" = 20'**
SHEET: **RB.1**

EXISTING STRUCTURE = 7183 CUBIC FEET
PROPOSED STRUCTURE = 5145 CUBIC FEET

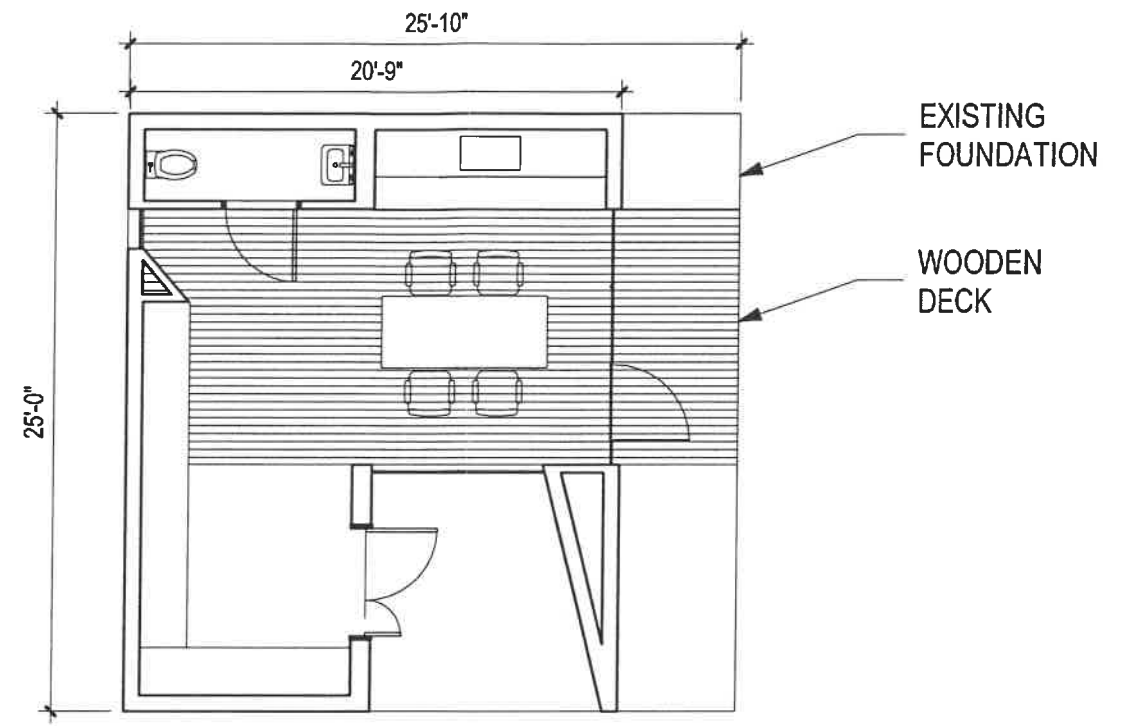




EAST BUILDING ELEVATION



WEST BUILDING ELEVATION



FLOOR PLAN