

# Town of Washington Inland Wetlands Commission

## PERMIT APPLICATION

Applicant's Name: Dean Pushlar for Jonathan Harris Date: February 24, 2021

Activity Address: 181 West Shore Road, New Preston, CT 06777

**APPLICATION FOR:**

- Regulated activity: Proposed shed and retaining wall within regulated area of Lake Waramaug
- 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: 3-5-2021 Received By: S White  Scanned  
 Application #: 1W-21-17 IWC Date of Receipt: 3-10-2021 by sw  
 Fee Paid: 120 -  Cash  Check# 1029-60 6017-60 Check date: 2-25-21 By: REGENT CONSTRUCTION  
Dean Pushlar  
 Date (14 Days from Receipt) 3-24-2021 65 Days from Receipt: 5-14-2021  
 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- Application Withdrawn Date: \_\_\_\_\_ Comment: \_\_\_\_\_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: Jonathan Harris
- 2) Mailing Address: 81 Beardsley Road  
City Kent State: CT Zip: 06757
- 3) Telephone Home: ( ) \_\_\_\_\_ Cell: (203) 526-3933
- 4) Email: whitehorsect@aol.com
- 5) Authorized Agent (attach mandatory written authorization): Dean Pushlar, ASLA, PLA
- 6) Agent Address: 13 Kimberly Drive
- 7) Agent's Home Telephone: ( ) \_\_\_\_\_ Business: (203) 733-8516
- 8) Agent's Email: dpushlar@charter.net
- 9) Name, Address, Title and Phone Number of any Professional(s) or Contractor(s) to be involved in the project:  
Joe Bennett - Project Manager 860 605 4601
- 10) All correspondence, notices, permits shall be sent to:  Property Owner  Agent

## SECTION II: PROPERTY INFORMATION

- 1) Address of Property: 181 West Shore Road, New Preston, CT
- 2) Assessor's Map, Lot Number(s): 12-06-11&18
- 3) Total Acreage: 1.59
- 4) Located in a Historic District?  Yes  No
- 5) Applicant's Interest in Property (circle one): Owner Developer Option Holder  
Other (describe): Landscape Architect

## SECTION III: PROJECT/ACTIVITY INFORMATION

- 1) Project/Activity Name (e.g. pond dredging, etc.): Shed and Grading within regulated area
- 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: 0.1 acres (4500 s.f.) Disturbed Wetland Acres: 0
- 4) Total Review Acres\*: 0.82 acres (35,000 s.f.) Disturbed Review Acres: 0.01 acres (400 s.f.)  
*\* 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: 150 l.f. Linear Feet of Watercourse disturbed: 0
- 6) Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 80 s.f.
- 7) Does this project/activity comply with all applicable zoning regulations?  Yes  No (front yard setback)

# Town of Washington Inland Wetlands Commission

## SECTION IV: PROJECT NARRATIVE

Attach separate sheet(s) if necessary

- 1) Proposed Activity (detailed description): Construction of a level area to site a proposed shed. Two walls 0" - 30" ht. are proposed above and below the shed location. the area between the wall will be gravel for shed.

---

---

---

- 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: 8 yards of excavated material will be removed from site. 10 yards of stone will be imported for walls. 5 yards of gravel for shed pad will be imported.

---

- 3) Description of proposed project, construction work sequence, machinery to be used, & duration of activities: Siltation fence and haybales will be installed downhill from the proposed work. Excavation will be completed by hand. Construction of retaining walls will take approximately 1 week. The shed will be installed partially or fully assembled. The latter will be installed by excavator or crane.

---

---

---

- 4) Describe alternatives considered and why the proposal described herein was chosen: The shed location has been selected adjacent to the lake to store equipment for "lakeside" activities such as life jackets, boat cushions, etc.

---

---

---

---

## 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.

Jonathan Harris

Print Name of Property Owner

Signature of Property Owner (live ink)

Date

02 / 25 / 21

Print Name of Property Owner

Signature of Property Owner (live ink)

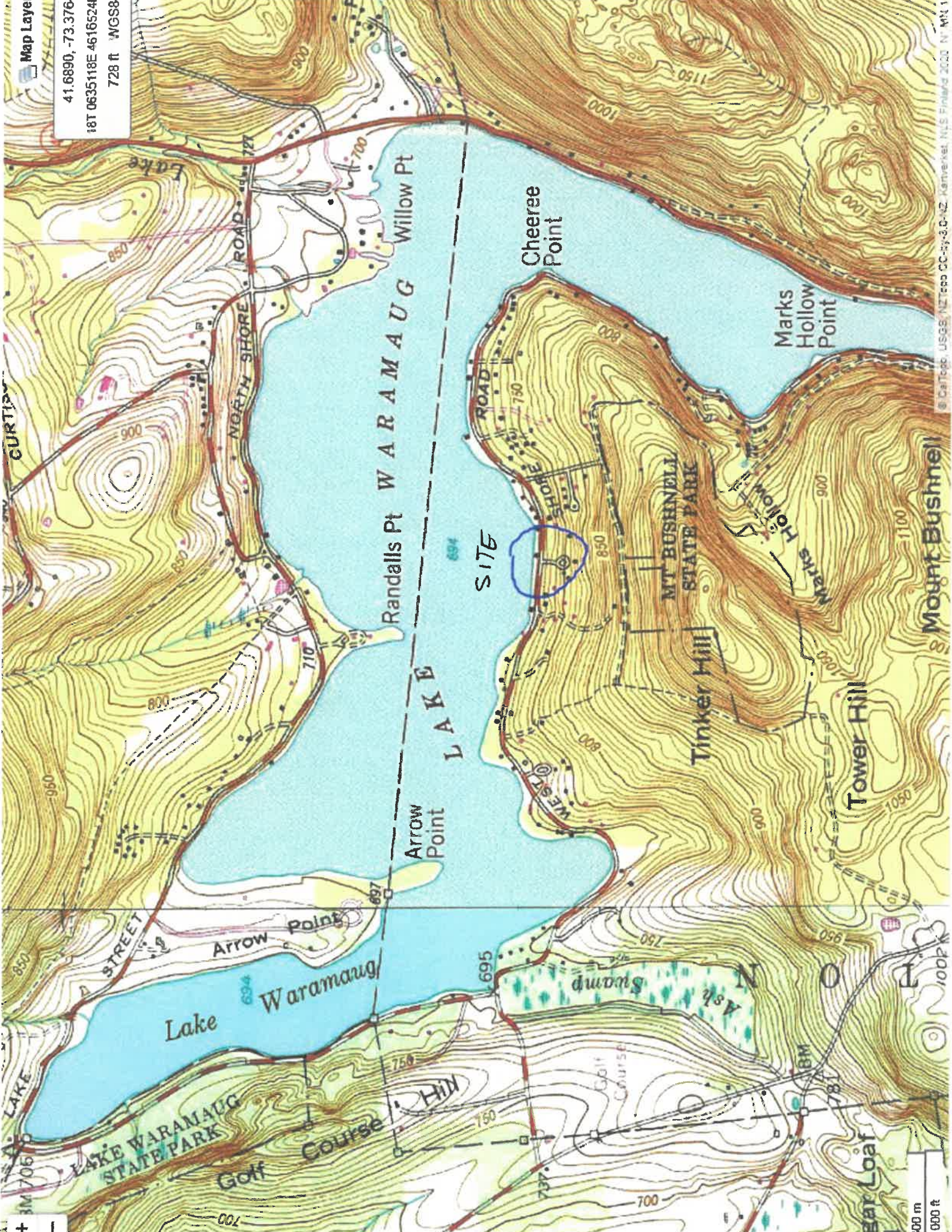
Date

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

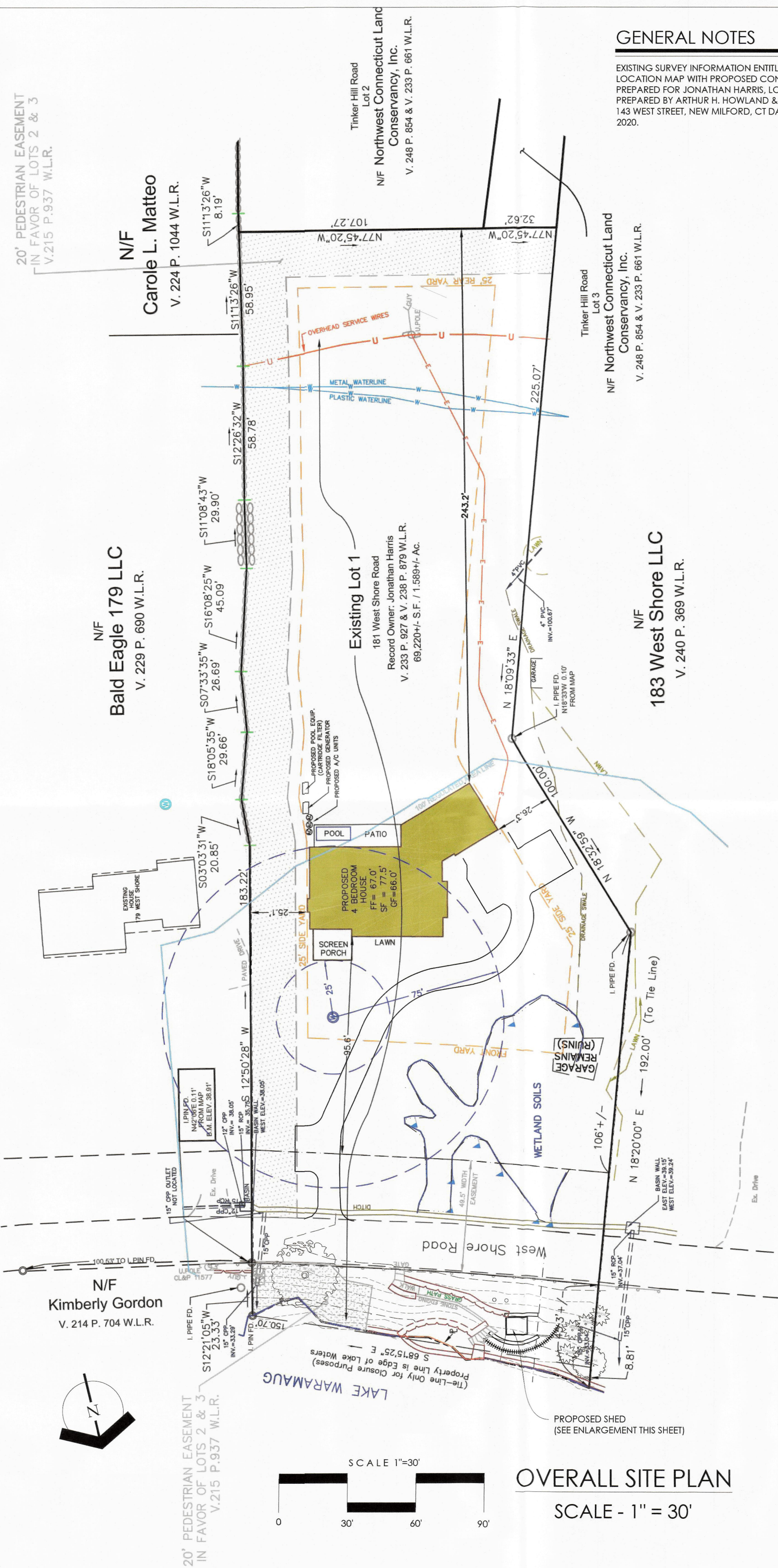
**\*\*\*INCOMPLETE APPLICATIONS CANNOT BE PROCESSED\*\*\***

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

Map Layer  
41.6890, -73.3764  
18T 0635118E 4616524N  
728 ft WGS84

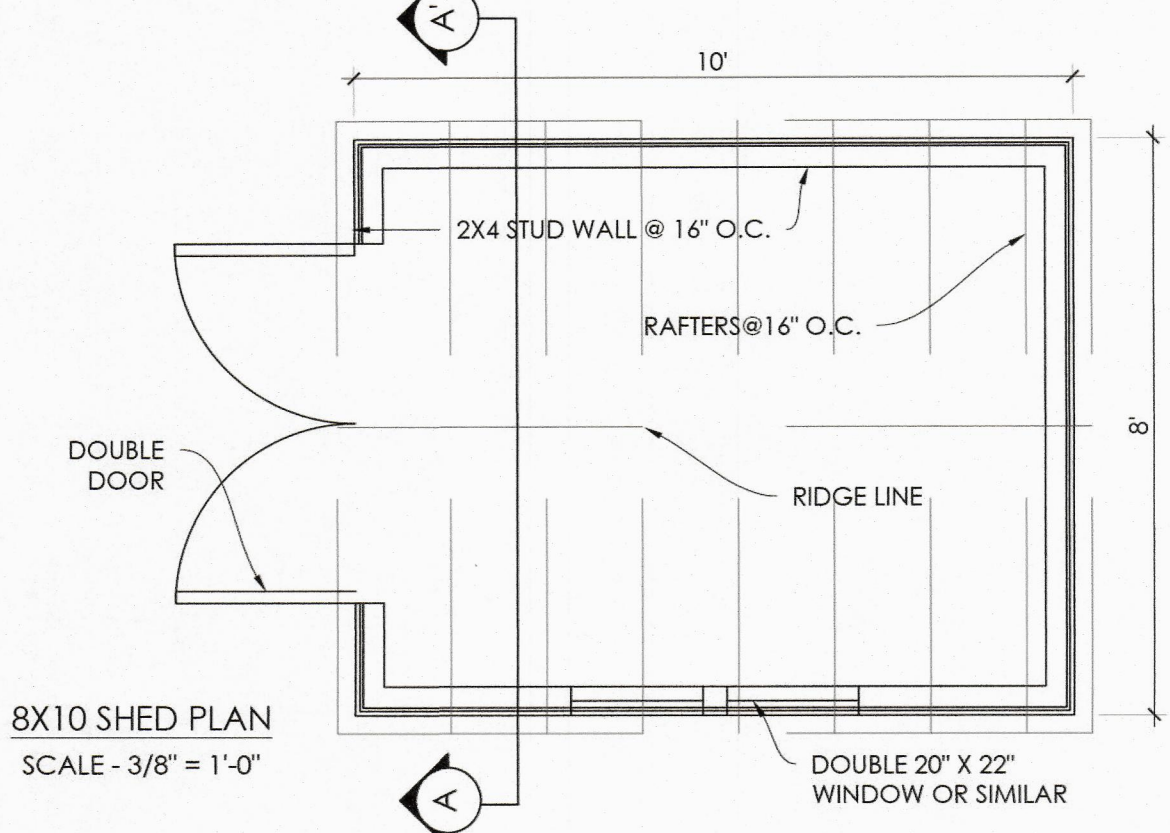
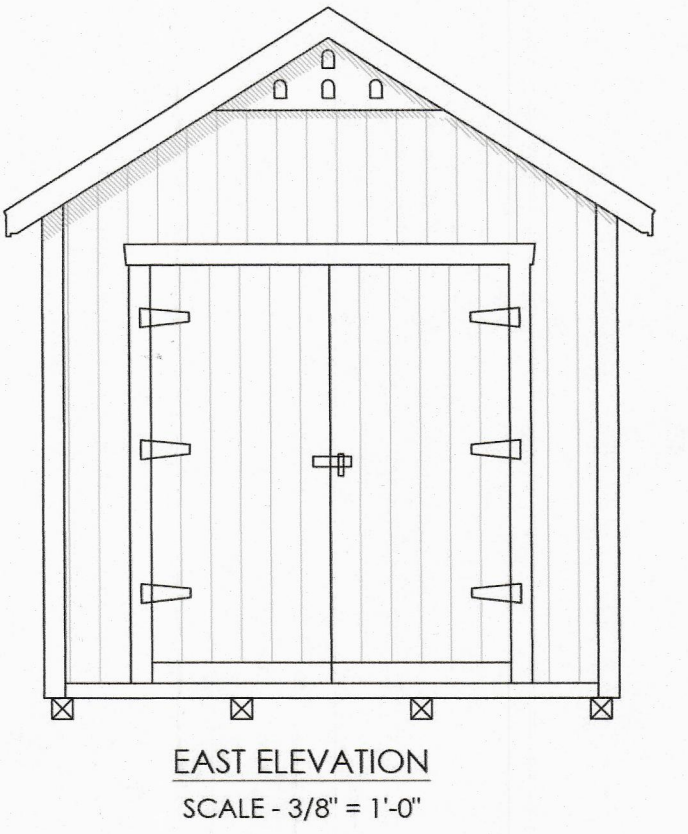
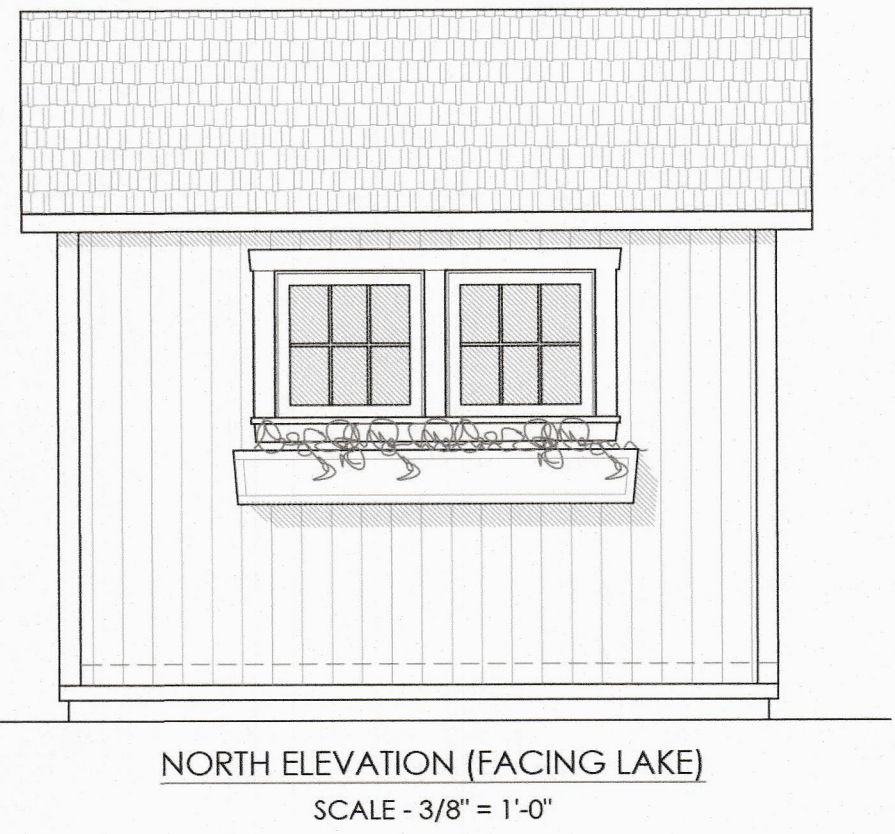
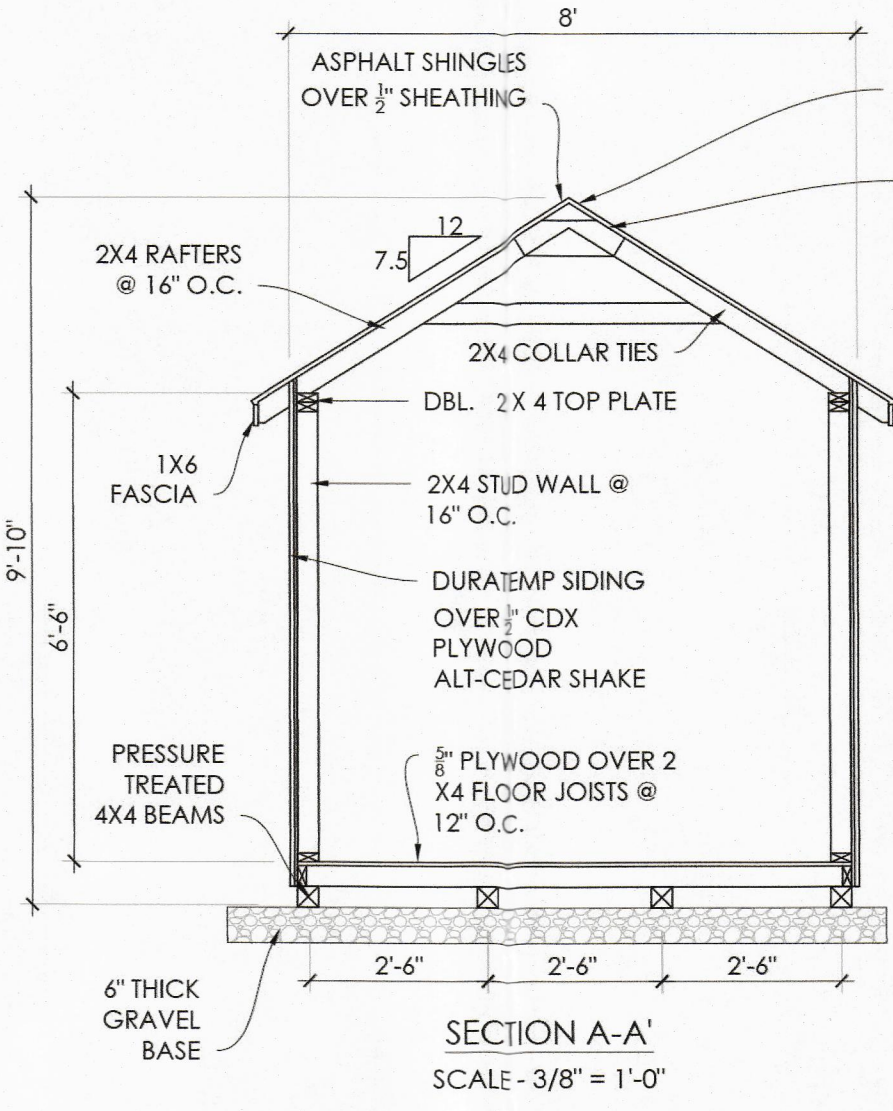


300 m  
1000 ft



**GENERAL NOTES**

EXISTING SURVEY INFORMATION ENTITLED 'ZONING LOCATION MAP WITH PROPOSED CONSTRUCTION' PREPARED FOR JONATHAN HARRIS, LOT #1 HAS BEEN PREPARED BY ARTHUR H. HOWLAND & ASSOCIATES OF 143 WEST STREET, NEW MILFORD, CT DATED DECEMBER, 2020.



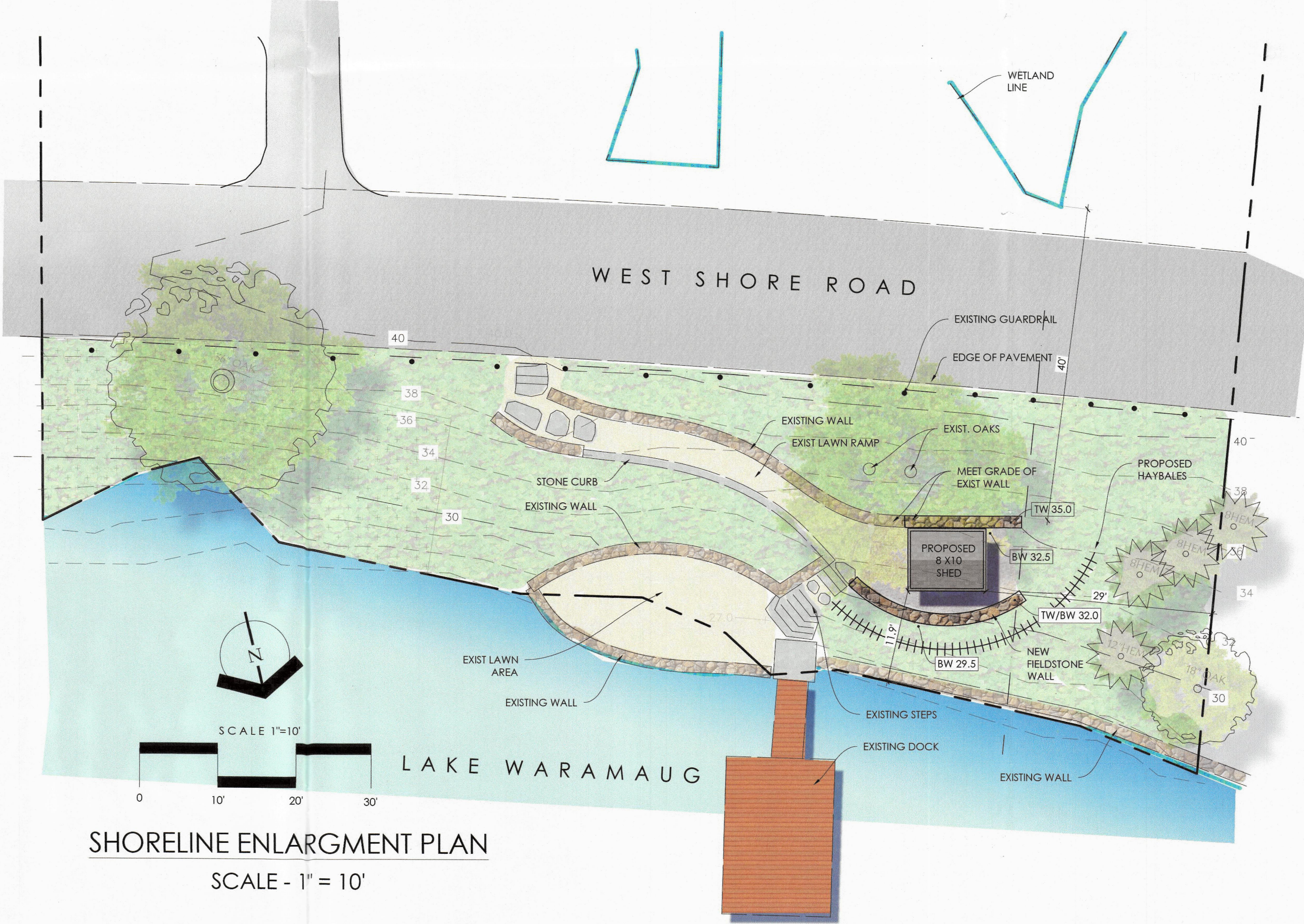
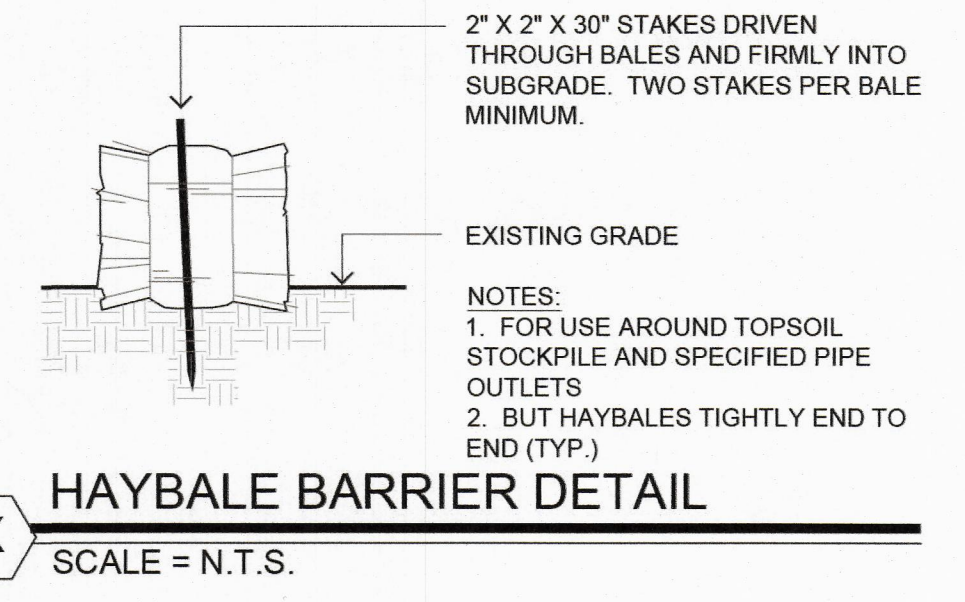
**LEGEND**

- PROPERTY LINE
- EXISTING PAVEMENT
- EXIST. PAVEMENT TO REMOVE
- 303 EXISTING CONTOUR
- 312 NEW CONTOUR
- 32.5 EXISTING SPOT ELEVATION
- 313.55 NEW SPOT ELEVATION
- X X SILTATION FENCE
- PROPOSED HAYBALE BARRIER
- WETLAND WATERCOURSE

**ZONING AND COVERAGE NOTES**

LOT AREA - 69, 20 (1.589 ACRES)  
FRONT YARD SETBACK - 50'  
PROPOSED SHED FRONT YARD SETBACK - 11.9'  
SIDEYARD SETBACK - 25'  
PROPOSED SHED SIDEYARD - 29'+  
MAXIMUM LOT COVERAGE = 10,383 S.F.  
APPROVED LOT COVERAGE = 10,328  
PROPOSED TOTAL COVERAGE + 8' X 10 SHED = 10,406 S.F.\*

\*POSSIBLE VARIANCE REQUIRED



dean pushlar ASLA, PLS  
licensed landscape architect

www.deanpushlar.com  
dpushlar@charter.net  
203-733-8516

13 Kimberley Drive  
Brookfield, CT 06804

revision:  
date: MARCH 4, 2021

**181 WEST SHORE ROAD**  
NEW PRESTON, CT  
TOWN OF WASHINGTON

**SHED PLAN**

job number: xxx  
scale: as shown  
drawn by: dpp

drawing number: **L-1.0**