

Town of Washington Inland Wetlands Commission

PERMIT APPLICATION

Applicant's Name: NATHALIE BRODNEAD Date: 03-15-21

Activity Address: 4 PERKINS ROAD, WASHINGTON CT

APPLICATION FOR:

- Regulated activity: SEE ATTACHED SURVEY BY BERKSHIRE ENGINEERING.
- 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: 3-16-21 Received By: S White Scanned

Application #: IW-21-18 IWC Date of Receipt: March 24, 2021

Fee Paid: 120 Cash Check# 187 Check date: 1-27-21 By: Atelier D'Architecture

Date (14 Days from Receipt) 04-7-21 65 Days from Receipt: 05-27-2021

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Application Withdrawn Date: _____ Comment: _____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.

*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

- Name of Owner: JEFF AND TRACY BECK
 - Mailing Address: 3 PERKINS ROAD
City: WASHINGTON State: CT Zip: 06777
 - Telephone Home: 608 681 384 Cell: 203 807 1385
 - Email: Tracy.Beck@oceanpartners.com
 - Authorized Agent (attach mandatory written authorization): Attached to this application
NATHALIE BRODHEAD
 - Agent Address: 158 Above all rd, Waven CT 06754
 - Agent's Home Telephone: (860) 619 8051 Business: 203 509 0411 (cell)
 - Agent's Email: nathalie@brodheadatelierdarchitecture.com
 - Name, Address, Title and Phone Number of any Professional(s) or Contractor(s) to be involved in the project:
Nathalie Brodhead, Architect, 158 Above all rd, Waven CT 203 509 0411
Dennis Mc Morrow, Surveyor/Septic Engineer, 143 Bantam Lake rd, Bantam CT 06750
Daren Willenbrock, Excavator - Waven, CT 860 806 1010
- 10) All correspondence, notices, permits shall be sent to: Property Owner Agent

SECTION II: PROPERTY INFORMATION

- Address of Property: 4 PERKINS ROAD, WASHINGTON CT 06777
- Assessor's Map, Lot Number(s): MAP 12, LOT 22
- Total Acreage: 0.589
- Located in a Historic District? Yes No
- Applicant's Interest in Property (circle one): Owner Developer Option Holder
Other (describe): ARCHITECT DESIGNER

SECTION III: PROJECT/ACTIVITY INFORMATION

- Project/Activity Name (e.g. pond dredging, etc.): CONSTRUCTION OF A NEW 3 BEDROOMS HOUSE WITH NEW SEPTIC WHERE AN OLD SEPTIC AND EXISTING HOLE IS.
- If the activity involves the installation or repair of a septic system(s): 3 BEDROOM
Has the Health Official approved the plan? Yes No (FOR A NEW SEPTIC)
- Total Wetland Acres: 0.038 AC (1684 SF) Disturbed Wetland Acres: 0
- Total Review Acres*: 0.419 AC (18289 SF) Disturbed Review Acres: 0.078 AC (3429 SF)
* 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.
- Linear Feet of Watercourse: 75' Linear Feet of Watercourse disturbed: 0
- Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 16.5% 4233 SF
- 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): Removal of the Existing 3 Bedroom House, Shed and Walkways + Patio. Removal of the Existing Cess Pool Septic Tank. The Existing Driveway Remains. Construction of a New 3 Bedroom House and Garage. Construction of a New Septic System in New Location Away from the Wetland and the Well.

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 FOR SEPTIC
 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: REMOVAL OF EXISTING HOUSE, SHED, BRICK WALKWAY. REMOVAL OF OLD CESS POOL TANK.

3) Description of proposed project, construction work sequence, machinery to be used, & duration of activities: DEMOLITION OF EXISTING HOUSE, BRICK WALKWAY, SHED. (1 WEEK)
REMOVAL OF OLD CESS POOL SEPTIC TANK (2 DAYS)
INSTALL + DIG NEW SEPTIC TANK + FIELD (1 WEEK)
CONSTRUCTION OF NEW HOUSE. DIG NEW FOUNDATION, INSTALL NEW DRAINAGE. (10 MONTHS).

4) Describe alternatives considered and why the proposal described herein was chosen: We like the proposed design layout of this house and garage. The buildable site allowed has a challenging shape, long and narrow. In order to keep the proposed house of a modest size 2013SE we kept the circulation to a minimum making the house shape more square than long. The owners would really like a small two car garage attached to mud room. The owners have agreed to build a new septic away from wetland and well and to keep the lake cleaner than old cess pool tank.

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:

- X 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. *SEE SURVEY*
- 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.

JEFF AND TRACY BECK
Print Name of Property Owner

(SEE FORM ALREADY IN FILE) SIGNED BY OWNER
Signature of Property Owner (live ink) Date

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*****

Jeffrey & Tracy Beck
3 Perkins Road, New Preston, CT 06777
860 868 1385

THE TOWN OF WASHINGTON
Bryan Memorial Plaza
Washington Depot, Ct 06794

January 23, 2021

To Whom It May Concern

RE: 4 PERKINS ROAD, NEW PRESTON, CT 06777

Please be advised that we hereby give our permission for Nathalie Brodhead of Atelier d'Architecture LLC to represent us, in the event we cannot attend, 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 in respect to our neighboring property at 4 Perkins Road, New Preston, CT 06777.

Yours sincerely,



JEFFREY BECK
Owner



TRACY BECK
Owner

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 TRACY BECK 2014 TRUST

Subject Property Address 4 PERKINS ROAD, NEW PRESTON, CT 06777

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 T Beck Date 1/23/2021

Signature of Property Owner [Signature] Date 1/23/2021

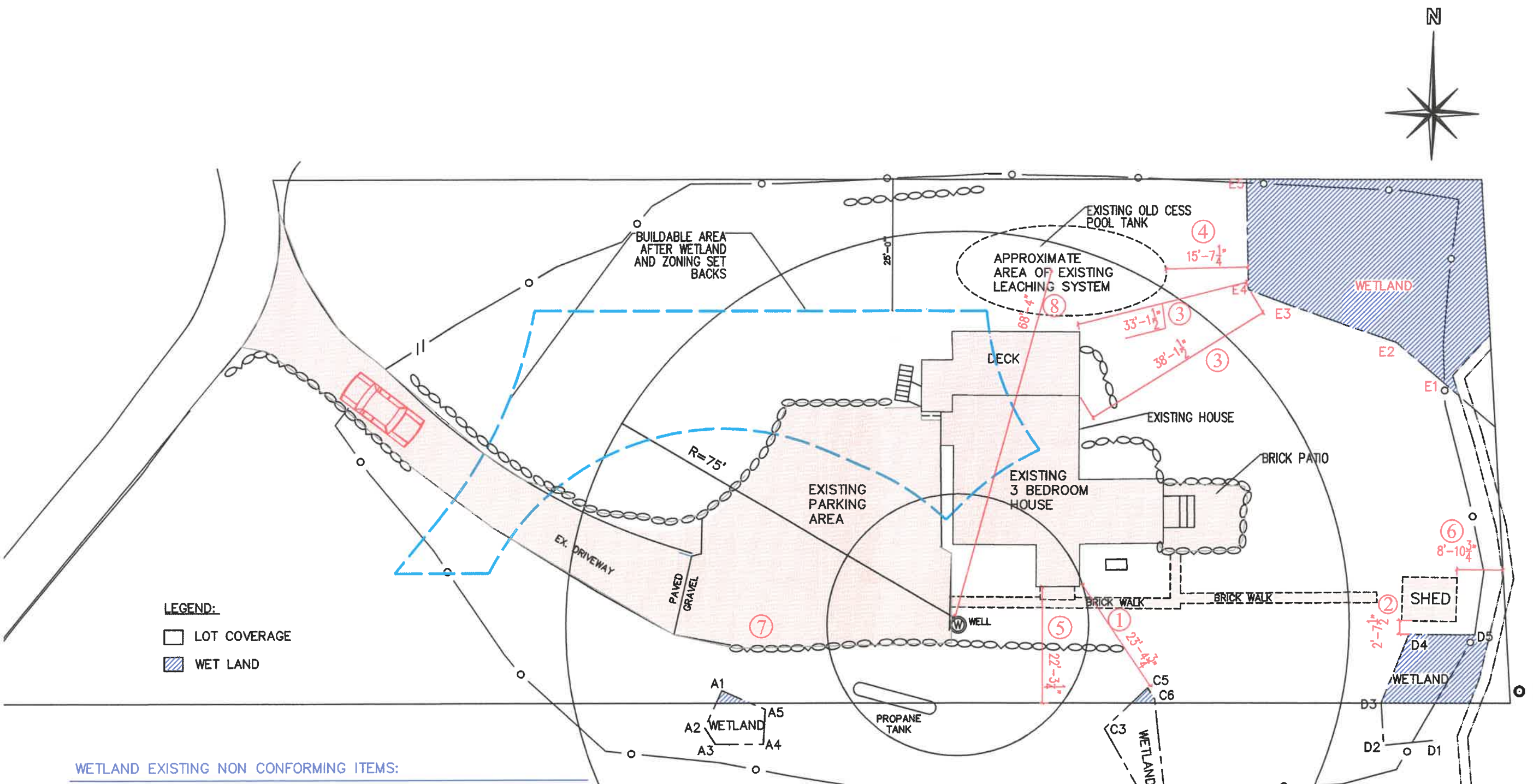
B. *There are* conservation easements or restriction, or preservation restrictions on the above-referenced property.

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.



Atelier d'Architecture L.L.C.
 Nathalie Vallier Brodhead Architect D.P.L.G.
 158 Above all road, Warren CT
 203 509 0411
 nathalie@brodheadatelierdarchitecture.com
 www.brodheadatelierdarchitecture.com

Tracy & Jeff Beck
 4 Perkins Road
 Washington, CT

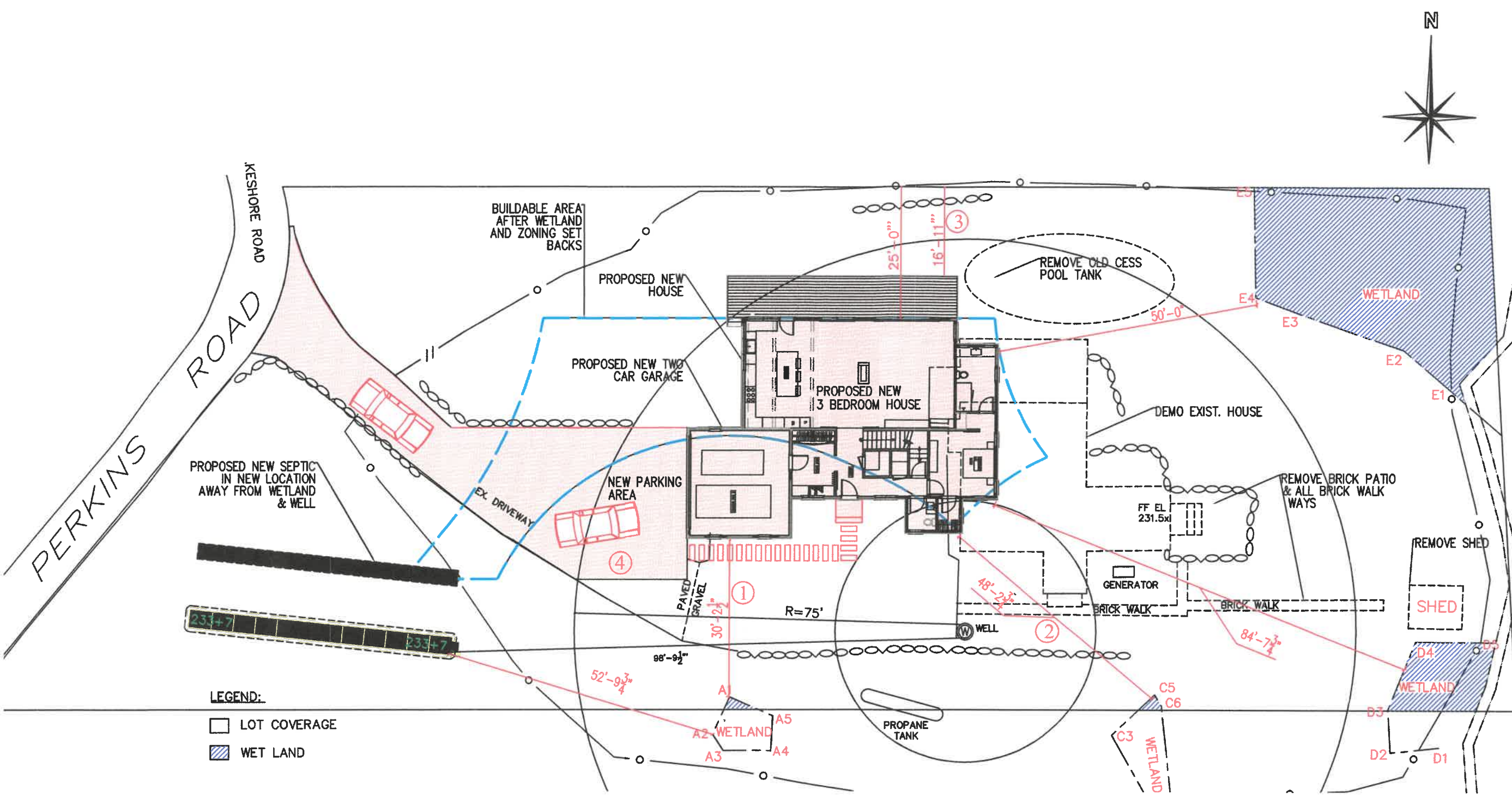
03-14-21

SE NC

EXISTING SITE PLAN
 WETLAND, ZONING &
 HEALTH NON CONFORMING

Scale as noted © 11"x17"

1 EXISTING SITE PLAN
 SE Scale: 1: 20=1'-0"



LEGEND:

- LOT COVERAGE
- WET LAND

WETLAND PROPOSED NON CONFORMING ITEMS:

- ① - WETLAND SETBACK FROM PROPOSED GARAGE 30'-2-1/2" (50' MINI REQ.)
- ② - WETLAND SETBACK FROM MAIN HOUSE 48'-2-3/4" (50' MINI REQ.)

ZONING PROPOSED NON CONFORMING ITEMS:

- ③ - ZONING SETBACK FROM PROPERTY LINE TO NEW DECK 16'-11" (50' MINI REQ.)
- ④ - PROPOSED LOT COVERAGE 16.5% (MAX. 15%)

1 PROPOSED SITE PLAN
 SP Scale: 1:20=1'-0"

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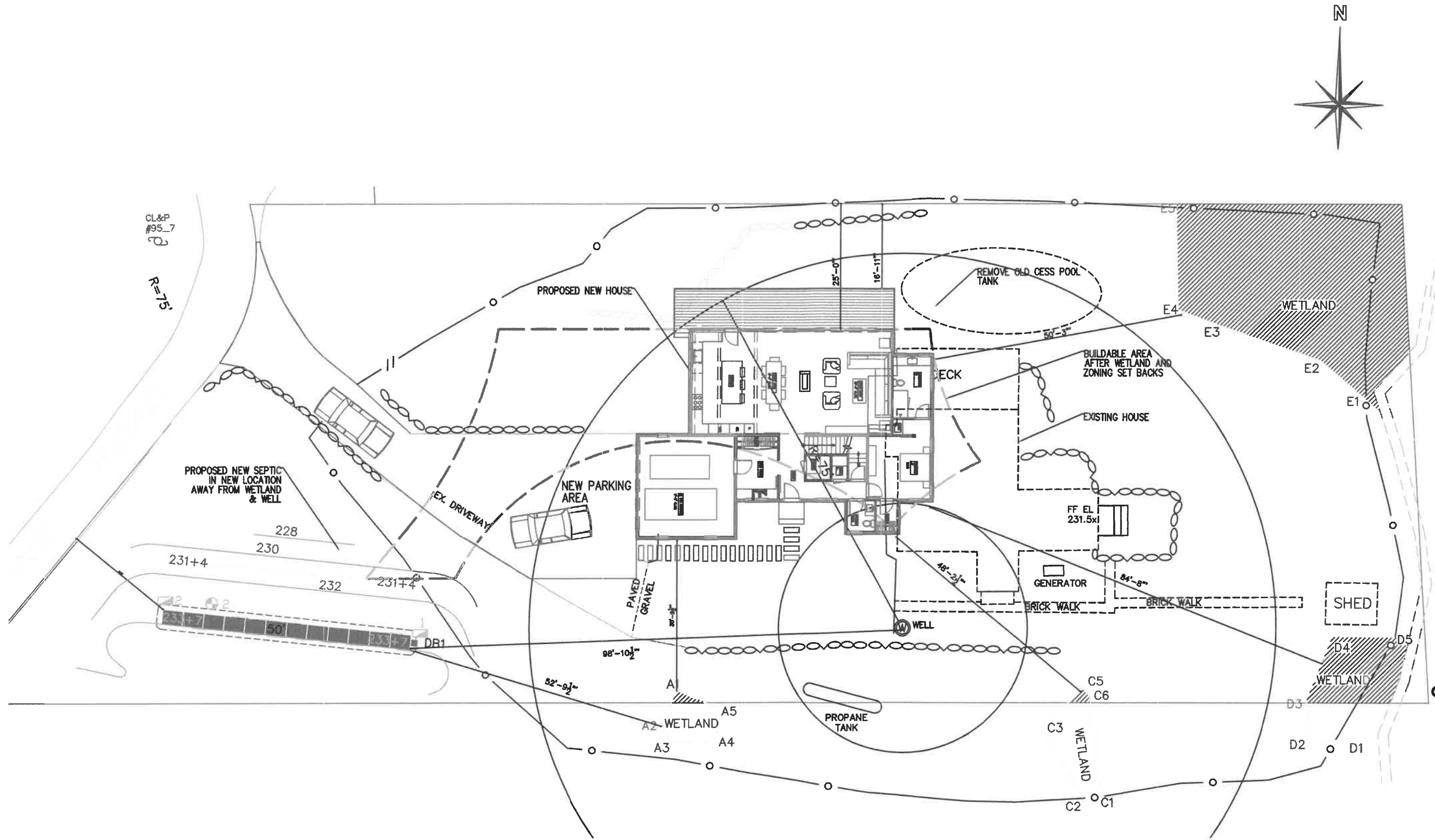
Tracy & Jeff Beck
 4 Perkins Road
 Washington, CT

03-14-21

**SP
 NC**

PROPOSED SITE PLAN
 WETLAND & ZONING
 NON CONFORMING

Scale as noted @ 11"x17"



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 4 Perkins Road
 Washington, CT

03-14-21

S1

PROPOSED SITE PLAN

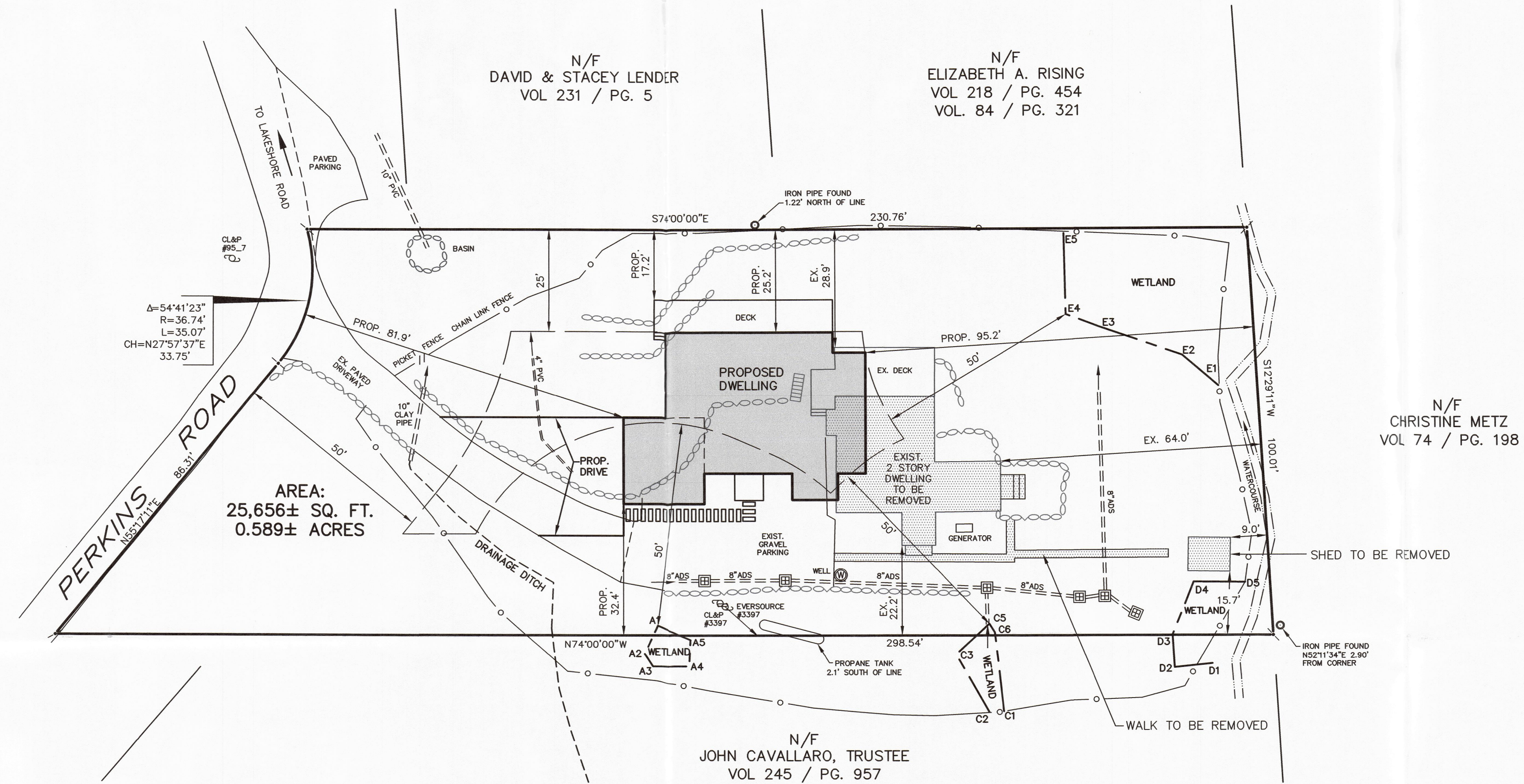
Scale as noted © 11"x17"

1 SITE PLAN
 S1 Scale: 1:20=1'-0"

LEGEND

PROPERTY LINE	—
BUILDING SETBACK LINE	- - - -
CHAIN FENCE	— o — o —
WOOD FENCE	— // // —
FLAGGED WETLANDS	- - - 5 - - -
STONE RETAINING WALL	— o o o o —
STONE WALL	— o o o o —
DRAINAGE PIPE	— 8" ADS —
UTILITY POLE WITH ANCHOR	— □ —
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
YARD DRAIN	— [] —

N/F
TRACY BECK & TIMOTHY BECK,
TRUSTEES
VOL 229 / PG. 60



NOTE:
VARIANCES ARE REQUIRED FOR APPROVAL
OF THE PROPOSED DWELLING.

NOTES:
1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND CONFORMS TO THE STANDARDS OF A CLASS A-2 SURVEY AND IS INTENDED TO DEPICT THE EXISTING AND PROPOSED HOUSE IN RELATION TO THE PROPERTY LINES ONLY.

TYPE OF SURVEY: ZONING LOCATION SURVEY

BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY

2. OWNER OF RECORD: JEFFREY BECK, TRUSTEE UNDER THE TRACY BECK 2014 TRUST REFER TO DEED VOLUME 229 PAGE 62 OF THE WASHINGTON LAND RECORDS.

3. REFER TO TOWN CLERK MAPS #190a, #380, #449, #1790 AND #1970 OF THE WASHINGTON LAND RECORDS.

4. PARCEL IS TOGETHER WITH RIGHTS TO PASS AND REPASS, IN COMMON WITH OTHERS OVER PERKINS ROAD.

5. PARCEL IS SUBJECT TO AND TOGETHER WITH AGREEMENT AS DESCRIBED IN DEED VOLUME 102 PAGE 829 OF THE WASHINGTON LAND RECORDS.

6. PARCEL IS SUBJECT TO EASEMENT IN FAVOR OF CONNECTICUT LIGHT & POWER COMPANY AS DESCRIBED IN DEED VOLUME 70 PAGE 482 OF THE WASHINGTON LAND RECORDS.

7. PARCEL IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS MAY EXIST PER REFERENCE MAPS AND FILED DEEDS.

8. REFER TO TAX ASSESSORS MAP 12, BLOCK 4, LOT 22.

9. PARCEL IS LOCATED IN ZONE R-3 (LAKE WARAMAUG RESIDENTIAL DISTRICT)

10. WETLANDS IDENTIFIED AND FLAGGED BY GEORGE MALIA, SOIL SCIENTIST AND FIELD LOCATED BY THIS OFFICE.

11. PROPOSED DEVELOPMENT LOT COVERAGE = 16.5%
MAXIMUM ALLOWED = 15.0% (VARIANCE REQUIRED).

ZONING LOCATION SURVEY
PREPARED FOR
TRACY AND JEFFREY BECK
4 PERKINS ROAD
WASHINGTON, CONNECTICUT

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

Stephen R. Latour

STEPHEN R. LATOUR, R.L.S. CT LIC. #15456
NOT VALID WITHOUT EMBOSSED SEAL

BERKSHIRE ENGINEERING & SURVEYING, LLC

143 BANTAM LAKE ROAD BANTAM, CONNECTICUT 06750 (860)567-8007 (860)567-8006(fax)

Date	01/19/21	Map No.	3308/3353
Scale	1"=20'	Sheet	1/1
Proj. No.	20-3353-ZLS(1)	Drawn By	MS/DZ