

# Town of Washington Inland Wetlands Commission

## APPLICATION FOR AN EXEMPTION

under the Town's Inland Wetlands and Watercourses Regulations

Property Address or MBLU for which a ruling is sought: 4, 6 & 16 West Mountain Road

### Property Owner Contact Information:

Name: Jay Kassis / West Mountain Farm

Mailing Address: 16 West Mountain Road

Washington, CT 06793

Best Phone # to reach property owner: (917.) 941-0442 Email Address: jay.kassis@gmail.com

### Authorized Agent's Contact Information (if applicable, must have written authorization attached):

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Best Phone # to reach agent: (\_\_\_\_) \_\_\_\_\_ Email Address: \_\_\_\_\_

### Project Description and Purpose: Attach separate sheet if necessary

This application for farm exemption is to replace the animal Farm Exemption which was granted by the Commission to West Mountain Farms in 2018. It will now be a hay Farm.

Per the Farm exemption of 2018, for 6 & 16 West Mountain Road, we cleared, prepared the ground and seeded hay and grass.

A farm structure will not be needed.

Lot 4 West Mountain Road adjacent to the farm will be added to West Mountain Farm.

**Attach a diagram, drawing, or site plan of sufficient scale and detail to show the proposed activity.**

**Please fill out other side**

For Office/Commission Use Only: Application # \_\_\_\_\_


Submitted date: \_\_\_\_\_ Received by: \_\_\_\_\_ Scanned \_\_\_\_\_

Commission Date of Receipt: \_\_\_\_\_ Action Taken: \_\_\_\_\_ Date: \_\_\_\_\_

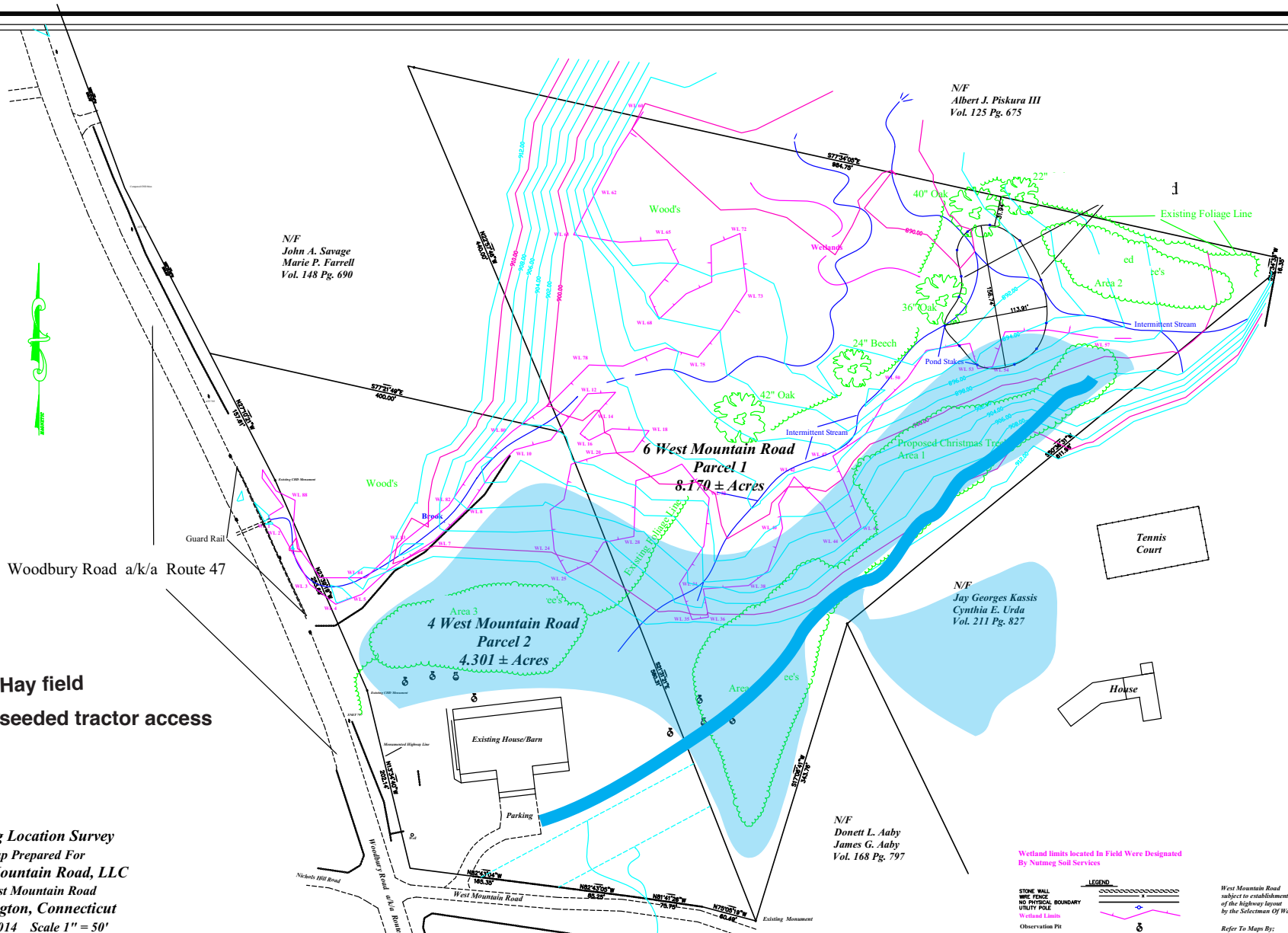
# Town of Washington Inland Wetlands Commission

Check the use or operation proposed in Wetlands or Watercourses in this application:

1. The proposed use or activity conforms to the following permitted uses as outlined in Section 4.1 of the Washington Inland Wetlands and Watercourses Regulations (check the appropriate section(s):
  - A.  Grazing, farming, nurseries, gardening and harvesting of crops
  - B.  Farm pond three (3) acres or less essential to the farming operation
  - C.  Construction of a residential home for which a building permit has been issued prior to July 1, 1987 (attach copy of valid building permit)
  - D.  Boat anchorage or mooring
  - E.  Use incidental to the maintenance and enjoyment of property presently used for residential purposes (containing a dwelling), which property is equal to or smaller than the largest minimum lot size as required by the Town of Washington Zoning Regulations
  
2. The proposed use or activity will not disturb the natural or indigenous character of the wetland or watercourse and conforms to one of the following non- regulated uses outline in Section 4.2 of the Washington Inland Wetlands and Watercourses Regulations (check the appropriate section(s):
  - A.  Conservation of soil, vegetation, water, fish or wildlife
  - B.  Outdoor recreation
  
3. The proposed use or activity is not regulated pursuant to Section 2.26 of the Washington Inland Wetlands and Watercourses Regulations because (check the appropriate section(s):
  - A.  The proposed activity or sue of the property will not affect or alter wetlands or watercourses (documentation may be required in accordance with Section 4.4 of the Washington Inland Wetlands and Watercourses Regulations)
  - B.  The proposed activity or use is one which is the exclusive jurisdiction of a state or federal agency (provide documentation)
  - C.  The use or activity was legally existing as of the effective date of the Washington Inland Wetlands and Watercourses Regulations or before July 1, 1974, whichever date is earlier, and does not involve new, additional or expanded activity in a wetland or watercourse (provide documentation)

  
Property Owner's Signature

Date 3/31/21



N/F  
John A. Savage  
Marie P. Farrell  
Vol. 148 Pg. 690

N/F  
Albert J. Piskura III  
Vol. 125 Pg. 675

N/F  
Walter L. Johnson III  
Vol. 150 Pg. 278

N/F  
Jay Georges Kassir  
Cynthia E. Urda  
Vol. 211 Pg. 827

N/F  
Donett L. Aaby  
James G. Aaby  
Vol. 168 Pg. 797

Woodbury Road a/k/a Route 47

Hay field  
seeded tractor access

**Zoning Location Survey**  
Map Prepared For  
**4 West Mountain Road, LLC**  
4 West Mountain Road  
Washington, Connecticut  
May, 2014 Scale 1" = 50'

Revised 3-18-21  
Proposed Pond

Owner Of Record:  
4 West Mountain Road, LLC  
Vol. 218 Pg. 1155-1156  
Washington Land Records

Wetland limits located in Field Were Designated  
By Nutmeg Soil Services

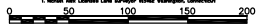
**LEGEND**

STONE WALL  
WET TROUGH  
NO PHYSICAL BOUNDARY  
UTILITY POLE  
Wetland Limits  
Observation Pit  
Pore Test Hole

West Mountain Road  
subject to establishment  
of the highway layout  
by the Selectman Of Washington

Refer To Maps By:  
L.W. Marsh  
George P. Barnham  
Arthur H. Howland  
T. Michael Rice  
CT Hwy Dept.

This map and survey was prepared to the standards of a  
class A-1 survey as defined in the regulations of Connecticut  
State Agencies Sec. 20-300a-1 thru 20-300a-20  
The type of survey performed is a **Boundary Survey**.



50' Right Of Way  
in favor of Parcel 1

## West Mountain Farm application.

Jay Kassis <jay.kassis@gmail.com>

Thu 4/22/2021 11:25 AM

To: Shelley White <swhite@washingtonct.org>

Cc: Nick Tsacoyannis <ntsacoyannis@washingtonct.org>

The farm equipment to be used, plus a mid size tractor.

Let me know if there is something else I can provide.









Sent from my iPhone

**TO: Inland/Wetland Commission**  
**FROM: West Mountain Farm LLC / Jay Kassis**  
**DATE: 4/21/21**  
**RE: Farm Exemption**

Additional information the commission requested regarding a hay farm exemption

**1. A plan establishing what types of hay will be planted:**

Seeding can be done in the fall or spring. The seed will be a mixture of Alfalfa and grass.

**2. A mowing schedule:**

Hay will be mowed first time in the season when the flowering appears on the grass. And another time late in the season.

**3. Confirmation as to whether pesticides and fertilizers will be used:**

Only fertilizers will be used.

**4. Will the field be leased to someone doing the farming?**

A farmer will be contracted to prep the ground, rake and seed.

After that, the farm will be leased to a farmer for harvesting, dictated by a lease agreement.

**5. Will there be a contract to sell the hay?**

The term of the lease will dictate what happens to the hay after harvesting. Most likely the terms of the lease will be similar to other hay farm operations in the area where the farmer will get the use of the hay.

**6. New Site plan indicating location of the hay fields and access ways to farm the hay:**

A site plan of the hay areas and access to the hay is attached.

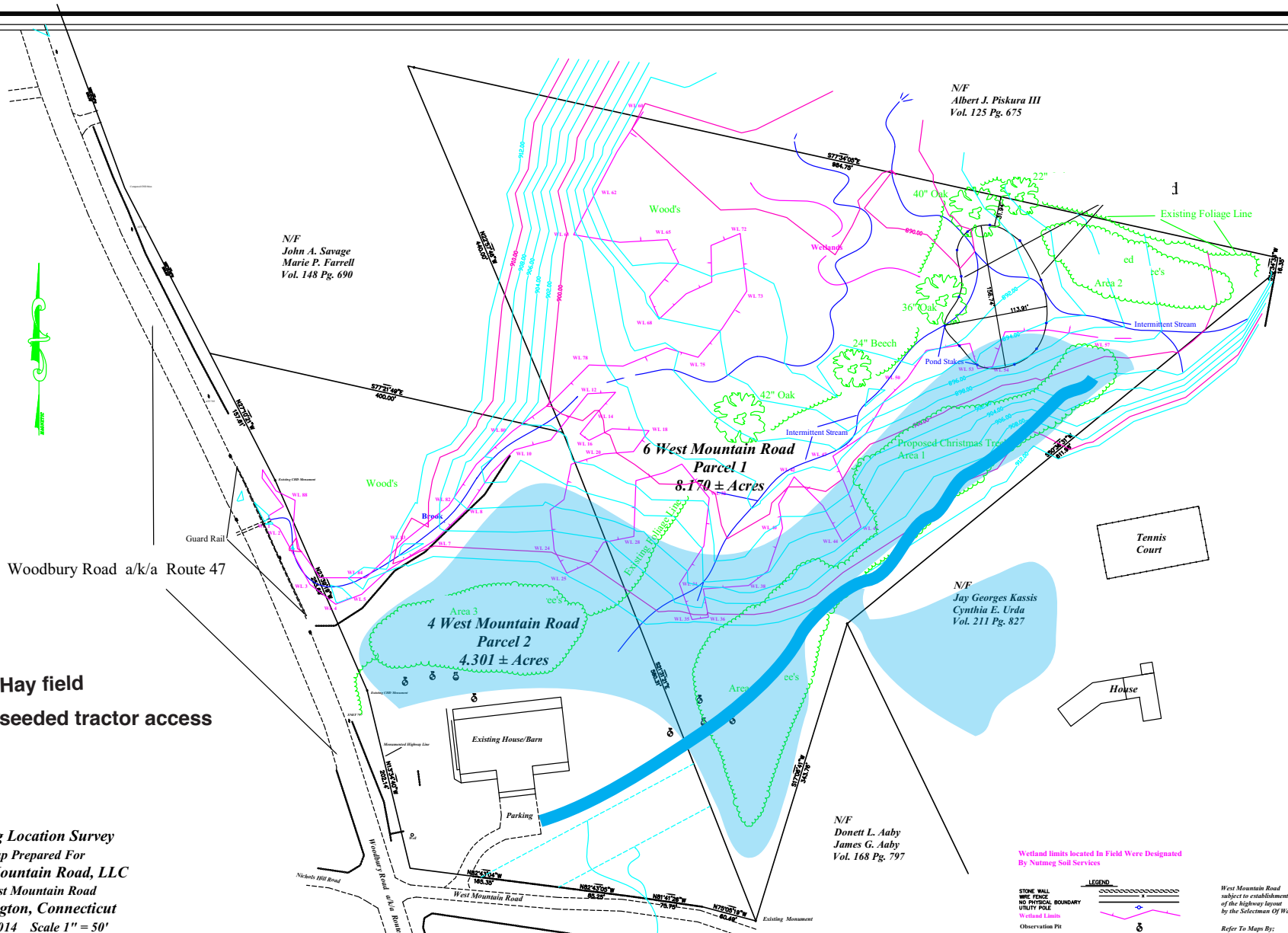
**7. List of equipment that will be used:**

Small tractor, a rake, a mower, a Tedder and a bailer.

A small bobcat with attachment to load hay to a trailer.

Thank you

Jay Kassis  
Member  
West Mountain Farm



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Vol. 148 Pg. 690

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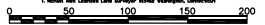
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Revised 3-18-21  
Proposed Pond  
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Owner Of Record:  
4 West Mountain Road, LLC  
Vol. 218 Pg. 1155-1156  
Washington Land Records



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