

# Town of Washington Inland Wetlands Commission

## PERMIT APPLICATION

Applicant's Name: Housatonic Hoosier for Humanity Date: 5/3/2021

Activity Address: 7 MYCOTT RD, NEW PRESTON CT

### 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: A New Application For A Permit  
ISSUED PERMIT FROM 9/14/2005 # IW-05-54

### FOR OFFICE USE ONLY

Date Submitted: 5-5-2021 Received By: S White  Scanned  
 Application #: IW-21-35 IWC Date of Receipt: 05-12-2021  
 Fee Paid: waived  Cash  Check# \_\_\_\_\_ Check date: \_\_\_\_\_ By: \_\_\_\_\_  
 Date (14 Days from Receipt) \_\_\_\_\_ 65 Days from Receipt: \_\_\_\_\_  
 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- Application Withdrawn Date: \_\_\_\_\_ Comment: \_\_\_\_\_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);
  - NA  The Statewide Inland Wetlands and Watercourses Activity Reporting Form (Section II completed);
- Waived----> 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: HOUSATONIC HABITAT FOR HUMANITY
  - 2) Mailing Address: 51 AUSTIN ST  
City DANBURY State: CT Zip: 06810
  - 3) Telephone Home: 203 744-1340 Cell: 203 232 7598 (PREPARED)
  - 4) Email: KENT@HOUSATONIC HABITAT.ORG
  - 5) Authorized Agent (attach mandatory written authorization): KENT RONNER
  - 6) Agent Address: 287 DANBURY RD, RIDGEFIELD CT 06877
  - 7) Agent's Home Telephone: 203 438 6835 Business: 203 232 7598
  - 8) Agent's Email: KENT@HOUSATONIC HABITAT.ORG
  - 9) Name, Address, Title and Phone Number of any Professional(s) or Contractor(s) to be involved in the project:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 10) All correspondence, notices, permits shall be sent to:  Property Owner  Agent

## SECTION II: PROPERTY INFORMATION

- 1) Address of Property: 7 MYCART RD, MARBLEDALE CT 06777
- 2) Assessor's Map, Lot Number(s): MAP 6-10, LOT 15
- 3) Total Acreage: 13.54 ACRES
- 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

SEE ATTACHMENT A pg 1

- 1) Project/Activity Name (e.g. pond dredging, etc.): SEE ATTACHMENT
- 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: \_\_\_\_\_ Disturbed Wetland Acres: \_\_\_\_\_
- 4) Total Review Acres\*: \_\_\_\_\_ Disturbed Review Acres: \_\_\_\_\_  
*\* 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: \_\_\_\_\_ Linear Feet of Watercourse disturbed: \_\_\_\_\_
- 6) Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): \_\_\_\_\_
- 7) Does this project/activity comply with all applicable zoning regulations?  Yes  No  
Site layout has been approved by zoning. Each individual house will be getting approved by zoning as they are being proposed.

# Town of Washington Inland Wetlands Commission

## SECTION IV: PROJECT NARRATIVE

Attach separate sheet(s) if necessary

Pg 2 & 3

1) Proposed Activity (detailed description): SEE ATTACHMENT

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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) There is no proposed activity in the wetlands

2) Amount, type, and location of materials to be removed, deposited or stockpiled: \_\_\_\_\_

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3) Description of proposed project, construction work sequence, machinery to be used, & duration of activities: \_\_\_\_\_

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4) Describe alternatives considered and why the proposal described herein was chosen: \_\_\_\_\_

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## SECTION V: ADJOINING MUNICIPALITIES & NOTICE NOT APPLICABLE

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

SEE ATTACHMENT

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.

HOUSATONIC HABITAT FOR HUMANS, KENT ROZNER, PRESIDENT

Print Name of Property Owner

KADRE

Signature of Property Owner (live ink)

5/5/2021

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\*\*\***

## Attachment A

## SECTION III

1. Proposal to complete the construction of the Myfield Lane Development. 6 homes have previously been constructed on the 13 lot development. Five of these homes were constructed by Myfield Lane LLC (Winston Fowlkes and Joseph Gitterman) and one home was constructed by Housatonic Habitat for Humanity. Housatonic Habitat for Humanity plans to move forward constructing homes on the 7 remaining vacant lots. The homes being constructed will all slightly smaller than what was proposed in the original plan of development. The same individual lot lines will be used and there will be less lot coverage as the approximate 700 square foot garages will be eliminated and will be replaced by an attached garage included in the footprint of the individual homes. The plan is to permit and build four homes starting in 2021 and to develop the remaining 3 vacant lots within the next 4 years.
2. The 13 septic systems for all 13 lots in the development (6 current and 7 additional) have all previously been approved and were previously installed by the original developer. As each new home is added, it will be connected to its preexisting individual septic system.
3. Total wetlands acres: 1.43. Total wetlands proposed for disturbance: 0
4. Total upland review area acres: 8.67. Total upland review area acres proposed for disturbance: 0 (note: the original developer did previously disturb .56 acres under their original approved wetlands approval.
5. Linear feet of watercourse: 1,137,  
Linear feet of watercourse proposed for disturbance: 0
6. Acres of proposed impervious surfaces: 1.159 acres (8.56%)



#### SECTION IV

1. This project proposes to preserve 10.21 acres (74.9%) of the total subject site, including all wetlands areas, as permanent open space via a conservation easement. The applicant also propose to construct a compact cluster of seven single-family condominium residences within a clearly defined disturbance envelope, together with a barn containing three condominium apartments (which will be subject to affordability deed restrictions), a six-bay barn garage, and supporting infrastructure for all 10 proposed residential units. The site plan for this property seeks to balance several different conservation and development goals established by the Town.

The 2003 Washington Plan of Conservation and Development sets a goal of permanently preserving 30 percent of the town's land area as open space, and recommends protecting, wetlands, watercourses, steep slopes, and other natural and cultural resources. The Plan also calls for diversifying the Town's housing stock to create more residential opportunities for older residents, and for younger residents who have difficulty affording Washington's high home prices. In a 2002 report, the Washington Housing Committee set a goal of constructing 95 new reasonably priced homes for residents of modest means.

The open space to be preserved on the subject parcel includes a wooded ravine and watercourse running along the northern boundary of Scofield Hill Road. Also slated for protection is a portion of existing 4-acre hayfield at the northern side of the property, which abuts the Quarry Ridge complex, is comprised of prime farmland soils, and falls within a view area identified by Washington's Natural Resource Inventory Report and Recommendations.

The plans for all proposed structures are based on traditional New England architectural designs and are intended to complement the rural and historic character of the area. The homes are designed and sited to substantially preserve the property's natural features and ecological compartments—and to limit site disturbance to the most compact, clearly defined envelopes possible.

All residences would be accessed from Mygatt Road via two driveways, with curb cuts along the eastern edge of the existing hayfield. These accessways have been designed to resemble simple country lanes, minimize impervious surface coverage, ground infiltration of stormwater, and facilitate amphibian crossings.

Unlike many condominium developments, which are characterized by signed entrances, large parking areas, extensive outdoor lighting, and automobile-centric designs, this project seeks to replicate the character of a traditional rural New England village. Signage would be limited to house numbers and discrete directional signs. Parking areas for most houses would be located behind structure setback lines, minimizing their visual impact. Overflow parking areas would be located along accessways and made of pervious materials, such as grass pavers, to allow ground water recharge and minimize adverse visual impacts. The use of outdoor lighting will be held to the minimum needed to ensure safety, and no high-intensity light fixtures are planned.

#### SECTION IV

2. No activity is proposed in any wetlands areas
3. The remaining seven lots will have seven traditionally designed and constructed homes. The design will be traditional Cape Cod style home. An example drawing is included as an attachment to this application. The duration of construction of any individual home is expected to last one year or less. Buildout of all 7 remaining homes is expected to take place within 4 years.
4. While alternatives were considered by the original developer, no alternatives have been considered for this revised application.

## PROPOSED PLANTING & INVASIVE SPECIES MANAGEMENT PLAN

*Revised October 25, 2005*

### SUMMARY OF MANAGEMENT UNITS

*(As outlined in the Ecological Report in Section VII of the Conservation & Development Proposal, 7 Mygatt Road, Washington, Connecticut, May 2005)*

01. Field
02. Development
  - a. Field Residences
  - b. Limited Equity residences
03. Overgrown Meadow
04. Wooded Ravine
05. Wetland

### CLEARING

01. Field
  - a. As required for installation of Septic Systems, Driveway, and Detention Basin
02. Development
  - a. Field Residences
    - i. All vegetation in the area between the proposed extent of disturbance line at the southern edge of the development envelope and the existing fieldstone wall will be preserved intact as a buffer during the construction process. Once construction of all units is complete and the development envelop has been revegetated, a separate application may be submitted to the Wetlands Commission requesting a permit to selectively remove pioneer trees and shrubs in the buffer area, with particular emphasis on invasive species eradication.
    - ii. All growth and root systems in the proposed development envelope will be removed as required.



## **PROPOSED PLANTING & INVASIVE SPECIES MANAGEMENT PLAN**

### **CLEARING (CONTINUED)**

- 03. Overgrown Meadow
  - a. No activity proposed at this time
- 04. Wooded Ravine
  - a. No activity proposed at this time
- 05. Wetland
  - a. No activity proposed at this time

### **EROSION & SEDIMENTATION CONTROL**

- 01. Field
  - a. See Sedimentation and Erosion Control Plan
- 02. Development
  - a. See Sedimentation and Erosion Control Plan
- 03. Overgrown Meadow
  - a. No activity proposed at this time
- 04. Wooded Ravine
  - a. No activity proposed at this time
- 05. Wetland
  - a. No activity proposed at this time

## PROPOSED PLANTING & INVASIVE SPECIES MANAGEMENT PLAN

### PLANTING

#### 01. Field

- a. Disturbed areas will be seeded either with a Mix of 2/3 Blue Seal Meadow Mix (Timothy and related grasses) and 1/3 Rockingham Conservation Mix (Rye and Fescue) or Northeast Wildflower Mix (*New England Wetlands Plants LLC*)
- b. Detention Basin to be seeded with Northeast Erosion Control/Restoration Mix (*New England Wetlands Plants LLC*)

#### 02. Development

##### a. Field Residences

- i. Lawns for the single-family houses will be limited to compact yard envelopes, the rear portions of which will be approximately 1,850 square feet in size. These areas will be seeded with Contractor's Mix (including annual and perennial rye, fine leaf fescue, tall, turf-type fescue, and Kentucky blue grass). The southern corners of these rear-yard lawn areas will be marked with iron pins to prevent expansion of lawn envelopes into the upland review area.
- ii. Areas between the yard envelopes and the proposed extent of disturbance line to be seeded with New England Erosion Control/Restoration Mix for Dry Sites (*New England Wetlands Plants LLC*)

#### 03. Overgrown Meadow

- a. No activity proposed at this time

#### 04. Wooded Ravine

- a. No activity proposed at this time

#### 05. Wetland

- a. No activity proposed at this time

## PROPOSED PLANTING & INVASIVE SPECIES MANAGEMENT PLAN

### ONGOING MANAGEMENT

#### 01. Field

- a. Field will be mowed at least once per year on or after August 1, at which point birds producing multiple broods will have fledged the last of their young.
- b. Detention Basin. Monitoring for and removal of invasives will be conducted in accordance with best management practices.

#### 02. Development

##### a. Field Residences

- i. Lawn envelopes will be mowed approximately once per week
- ii. Areas between lawn envelopes and the proposed extent of disturbance line at southern edge of development envelope will be managed by monthly mowing for the first two years, or until invasive species have been eliminated. It is anticipated that clearing will trigger the germination of invasive species, such as Dame's Rocket Ailanthus (*Hesperis matronalis*), Black Locust (*Robinia pseudacacia*), Privet (*Ligustrum sp.*), etc, whose seeds and fruit are present in the soil seed bank. It is possible, however, that the grasses in the seed mix will produce enough thatch quickly to prevent invasives from emerging. After control of invasives has been achieved, mowing will be suspended. (Mowing will be low-to-the-ground, as a high blade position will not be effective in eradicating invasive plants, such as Garlic Mustard (*Alliaria petiolata*), which produce abnormally short flowering stems and, consequently seeds, which can escape mower blades.

##### c. Limited Equity Residences

- i. Weekly Yard Maintenance

## **PROPOSED PLANTING & INVASIVE SPECIES MANAGEMENT PLAN**

### **ONGOING MANAGEMENT (CONTINUED)**

#### 03. Overgrown Meadow

- a. No activity proposed at this time

#### 04. Wooded Ravine

- a. No proposed Maintenance at this time.

#### 05. Wetland

- a. No proposed Maintenance at this time.

## ATTACHMENT B

*The following modified information pertains to the site plan revised 10/18/05*

### SECTION III

4. Total upland review area acres: 8.61  
Total upland review area acres proposed for soil disturbance: 0.08 acres
6. Acres of proposed impervious surfaces: 1.16 acres (50,568SF or 8.56% total, including 23,865SF for buildings, 3,632SF for walkways and patios, 23,071 for driveways, roads and parking areas)

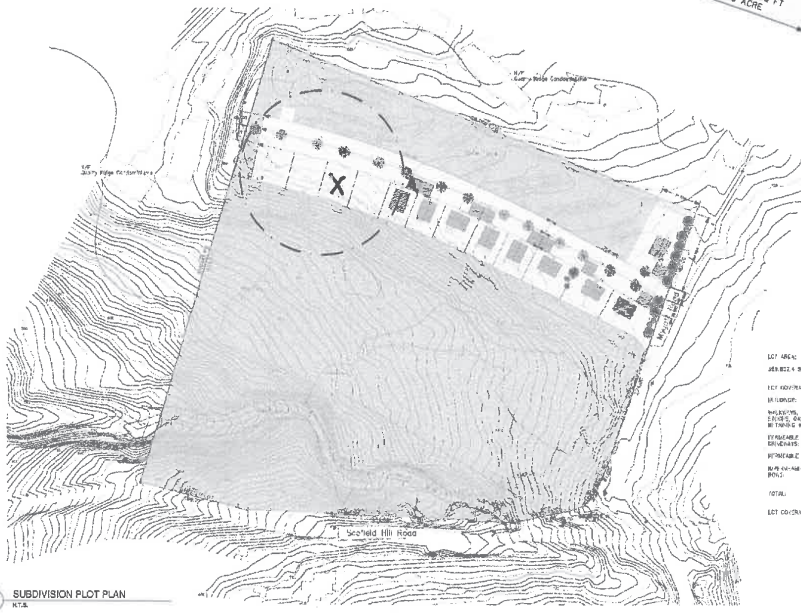
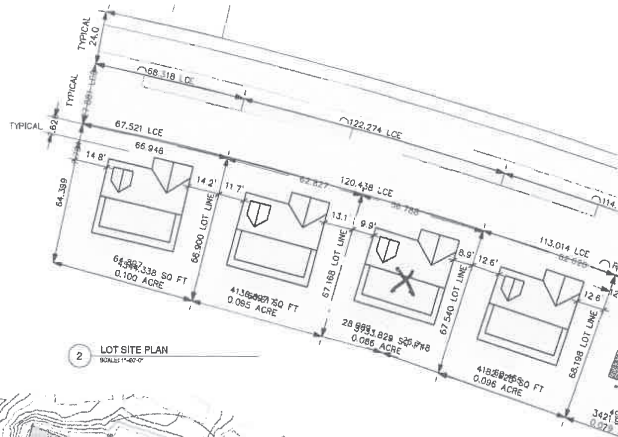
### SECTION IV

3. Approximately 460 cubic yards of topsoil and 4,500 cubic yards of undersoil and rock would be excavated. No excavated materials are expected to leave or enter the site.





# 27 MYFIELD LN (LOT 11) - SHOWN BY X



**NOTE:**  
THE PLANS SHOWN HERE WERE DEVELOPED BASED ON SITE PLANS BY WILLIAM W. WORCESTER, ARCHITECT, AND LAST REVISED ON 10/31/13.

Scale: 1" = 40'-0"  
Date: 09/15/2016  
Project: MYFIELD HOUSE UNIT

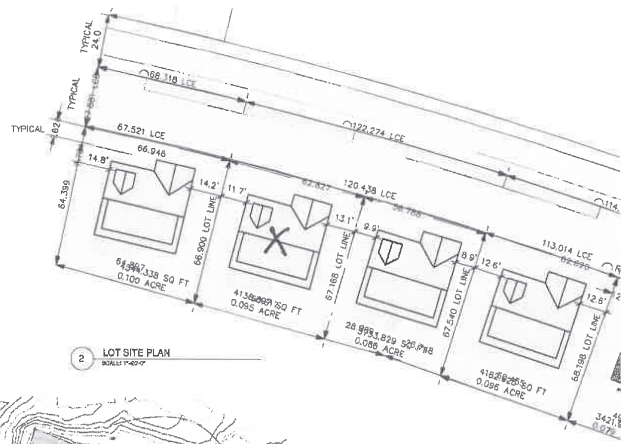
**Fractal Architects**  
8 Vright Street, #107  
Westport, CT 06880  
861-266-8900, 815-922

**MYFIELD HOUSE UNIT**  
7 MYGATT ROAD  
NEW PRESTON, CT 06777

**PROPOSED SITE PLAN**

DATE: AS NOTED	DATE: 01-18-21	SCALE: T-1.0
PROJECT: 2016	DATE: 00	
DATE: 11	DATE: 11	

# 29 MYFIELD LN (LOT 12) - SHOWN BY X



**NOTE:**  
THE PLANS SHOWN HERE WERE DEVELOPED BASED ON SITE PLANS BY WILLIAM W. WORCESTER, ARCHITECT, AND LAST REVISED ON 10/3/13.

No.	Rev.	Project
1	01-18-21	01-18-21

**Fractal Architects**  
8 Village Street, #107  
Wardshill, CT 06880  
PH: 203. 690. 9192

**MYFIELD HOUSE UNIT**  
7 MYGATT ROAD  
NEW PRESTON, CT 08777

**PROPOSED SITE PLAN**

Rev.	Date	Rev.
AS NOTED	01-18-21	01-18-21
2015	01-18-21	01-18-21

**T-1.0**

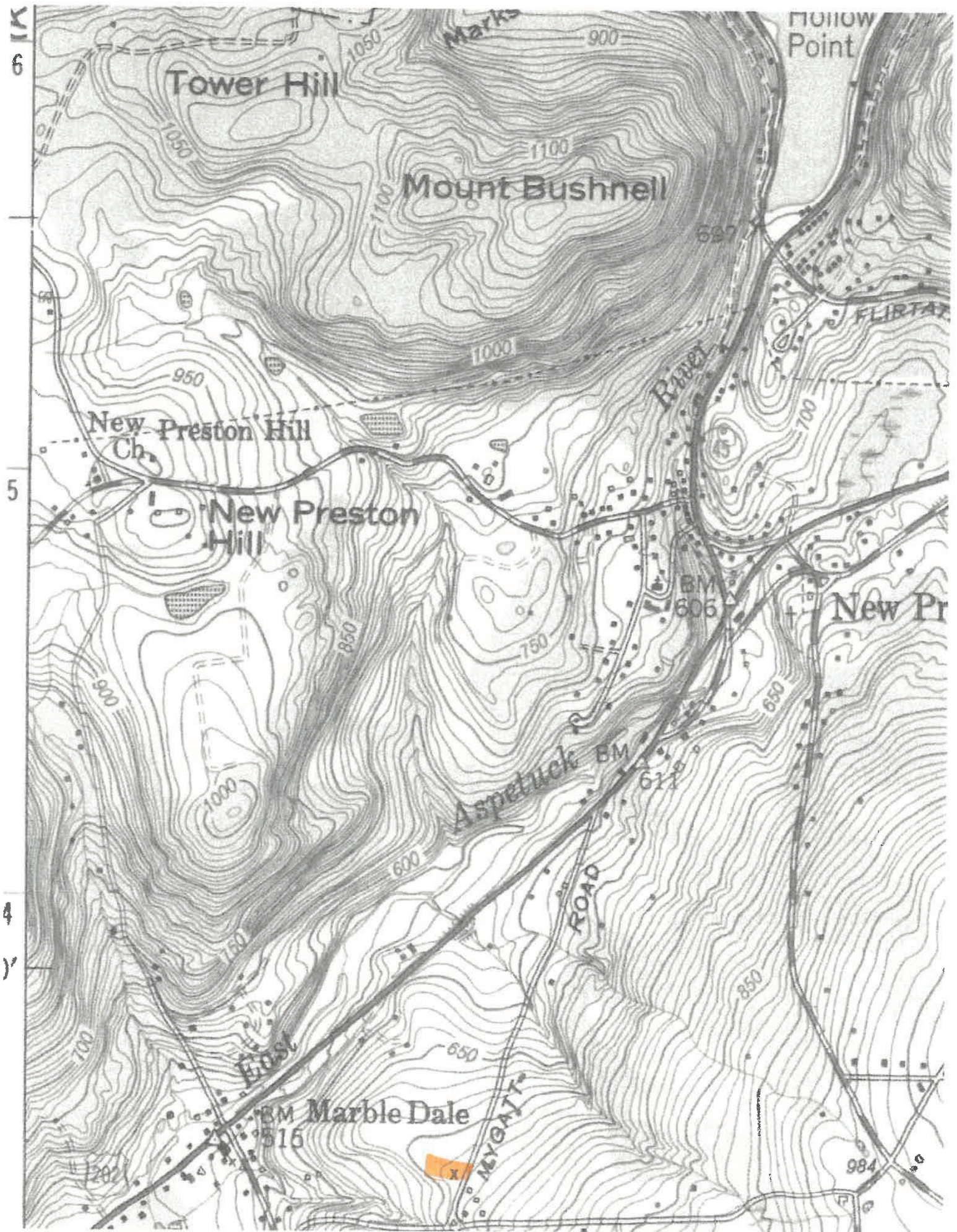












7 MYGATT RD