

**TOWN OF WASHINGTON  
BRYAN MEMORIAL TOWN HALL  
POST OFFICE BOX 383  
WASHINGTON DEPOT, CT 06794**

**INLAND WETLANDS COMMISSION SITE INSPECTION REPORT**

**APPLICATION: IW-21-36** Application for a landscape design plan; the removal of invasive plants, introduction of native plants, moving 30 feet of an existing water course approximately 6 feet west of current location, placement of rocks and boulders along roadside buffer, stream and retaining walls on north and eastern side of garage and house. Removal of dead trees on stream border and placement of large stones on existing dam remains in Sprain brook (as foot path to cross stream).

**TIME:** 3:30-4:40 p.m.

**APPLICANT:** Gordon Edelstein and Amanda Salles

**ADDRESS:** 274 Nettleton Hollow road, Washington, CT

**DATE:** 06/14/2021

**REASON FOR APPLICATION:** Landscaping design plan, protect and preserve eroding stream and roadside embankments.

**MEMBERS PRESENT:** Bob Papsin, Susan Branson, Joline Audet and Larry Gendron

**OTHERS PRESENT:** Gordon Edelstein, Lisa Turoczi, project manager/Earth Tones LLC

**OBSERVATIONS:**

Site inspection participants gathered at the northwest edge of the property. Ms. Turoczi gave the commissioners an overview of all proposed projects, confirming the proposed landscaping area on the western side of the house and garage will be the first step of the overall project.

Ms. Turoczi noted the driveway width will be expanded by a few feet. Participants walked north along Nettleton Hollow road to the roadside area where the active stream runs under the road and empties into the property. Erosion on the bank and roadside edge is evident. Ms. Turoczi confirmed she has spoken with Kevin Smith, the town of Washington highway department manager, about the proposed work, specifically extending the drainage pipe that runs under the road into the property. She confirmed boulders would be placed along the expanded roadside buffer, roughly parallel with the edge of road. The buffer would be extended approximately ten (10) feet from the edge of the road.

Ms. Turoczi confirmed:

- The drainage pipe running under Nettleton Hollow road would be extended (length not determined) into the property.
- The Washington town crew would repave the road once leveled.
- Large stones would be added to create a headwall along the roadside edge.
- All grass along the proposed extended ten (10) foot buffer would be reseeded.

Participants walked down the access road on the far northern edge of the property to the stream edge, facing the northeastern side and corner of the garage and cinderblock retaining wall.

It was clear that the cinderblocks and retaining wall showed signs of severe degradation.

Ms. Turoczi confirmed:

- All invasive plants to be removed in the entire northern area all along the watercourse. Native species will be moved and stored on site and repurposed.
- Large boulders will be brought in and placed on the cinderblock retaining wall, starting at the base of the wall and built upwards toward the base of the existing garage.

- The watercourse will be shifted roughly six (6) feet north away from the garage, back to its original location as noted on “Septic System Repair Plan” dated 5/18/2012 by engineer Brian Neff.
- Prior to any work on shifting the existing watercourse, a catch basin, pump and a two (2) inch firehose will be set up to redirect the flow of the water around the construction area.
- The large birch on northern side of garage will remain.

Mr. Papsin asked if the soil behind the cinderblock wall has been tested for stability. Ms. Turoczi stated it had not. Mr. Papsin asked Ms. Turoczi for a second opinion from an engineer on the overall condition and structural integrity of the existing cinderblock wall. Ms. Turoczi confirmed a second opinion would be arranged.

Participants walked east down slope toward Sprain brook. Ms. Turoczi noted the point where the existing watercourse empties from the buried drainage pipe that runs under the lawn.

Ms. Turoczi confirmed:

- All invasive plants to be removed and replaced with native species.
- A mini excavator will selectively remove invasive plants along Sprain brook’s western edge. Native species will replace invasive plants that are removed.
- Silt fencing will be in place along the edge of Sprain brook as a protective barrier.
- Cut and remove the dead ash tree that is roughly twenty (20) feet from Sprain brook
- Cut and remove dead elm tree that is roughly ten (10) feet from Sprain brook.
- Continue large rock and boulder placement along eastern sloped side of house.

Backfill, secure and plant once boulders are in place.

- Create an area to expand the existing deck by roughly nine (9) feet.

Pea stone patio and landing areas on two upper sections behind house.

- Large boulders and rocks placed in Sprain brook on the existing damn foundation to act as a stream-crossing footpath.
- Create sixty (60) square foot pea stone sitting area at the edge of Sprain brook.
- A small excavator and track pads will be used for the drop leveling and overall construction, plant removal and replanting, stone work and regrading throughout.

Commissioners asked for an updated project site plan with:

- All additional equipment to be used.
- All trees marked for removal.
- An engineer’s report on the cinder block retaining wall integrity.
- A maintenance plan for the overall proposed project.

Commissioners left the property at 4:40 p.m.

Respectfully submitted,  
Larry Gendron / 06/15/2021