

Inn Application for Wyekham Rise property

Bonnell Lombardi <bandrlombardi@gmail.com>

Thu 2/23/2023 11:53 AM

To: Shelley White <swhite@washingtonct.org>

CAUTION: This email originated from outside of Town of Washington. USE CARE when opening attachments or links.

Subject: Wyekham inn proposal

As a resident of Washington, CT living at 20 Old Litchfield Road. I strongly ask you to deny the pending application for an Inn at the Wyekham Rise property. The proposed inn is in size, scope, and anticipated usage completely inappropriate for that property. Previous similar proposals for this property have been rejected for good and sufficient reasons and this proposal needs to be rejected too.

Bonnell Lombardi
20 Old Litchfield Road
Washington, CT 06793

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P.O. Box 1024; 20 Old Litchfield Road; Washington, CT 06793

Cell Phone: 646-491-2105 / CT Home Tel: 860-868-2753

Dear Members of the Zoning Commission,

We are the owners of 27 Bell Hill in Washington, which we purchased from E. Klauer on July 15th 2021. As such we are the successors in law to the Settlement Agreement from 2013. Our property directly abuts the leach field and the planned inn development at 101 Wykeham Road (the "Development" or "Wykeham Rise Inn") and will be directly impacted by the construction and operation of the proposed Wykeham Rise Inn.

We understand the Wykeham Rise Inn Special Permit Compliance will be discussed at the upcoming meeting of the WZC on February 27. We would like to reiterate our concerns raised in our two previous letters. We sincerely hope that the commission will take these concerns and suggestions into consideration while discussing the merits of issuing the Special Permit. Having attended several of the recent workshops and meetings, it is clear that there are still important outstanding questions on several fronts: lighting pollution, planting for screening, water supply, etc, which have not been sufficiently discussed and evaluated to assure safe outcome to the residences nearby.

The Commission has been involved with this project for many years and we respect the hard work and the likely desire to have it done and over with. However, it seems that now is the critical moment to make sure that the surrounding neighbors are protected from what was a Development ill conceived from the outset in its scale for a residential neighborhood. In that vein we hope the Commission will continue to make the effort to carefully review the all aspects of the Development and ensure that going forward everything will comply with all state and local regulations and permitting requirements.

As you have been advised, we have not yet consented (as is a condition of the Settlement Agreement) to the changes made to the plans since ownership of 27 Bell Hill Rd. changed from Erika Klauer to us. We remind you of a few of our concerns—all of which have been raised before in our previous letters:

1. The lighting plans at present are not detailed enough to assess to what extent lighting pollution will affect us and the neighborhood;
2. The latest plans submitted for the Wykeham Rise Inn still do not reflect us as owners of 27 Bell Hill. It seems logical, relevant, and important information for any agency considering granting permits for this Development to understand that the owner of the Wykeham Rise Inn (Erika Klauer) is NOT the owner of all the properties surrounding the proposed Development. See, for example, our attorney Joseph Williams of Shipman & Goodwin LLP letter to CTDEEP.
3. We have respectfully requested that the Wykeham Rise Inn be asked to plant Norway Spruce (minimum height of 10') around the entire southeastern perimeter of the 101 Wykeham property. The suggested pool house and other planned structures are in our direct view-shed, especially during the winter and spring seasons; not to mention the importance of a sound shield from the pool and tented activities. It remains unclear if the field south of the leach field will serve as a dumping ground or storage spot during construction. This is also directly in our view-shed, and is within an area over which we hold a restrictive covenant.

Thank you for your kind consideration and the hard work you do on behalf of the community here in Washington, Ct.

Sincerely,

The Boehning Family
27 Bell Hill Road, Washington, Ct

Protesting Reported Proposal for site of former Wykeham Rise School

Barbara Paul Robinson <barbarapaulrobinson@me.com>

Fri 2/24/2023 9:21 AM

To: Shelley White <swhite@washingtonct.org>

Cc: SELECTMEN <selectmen@washingtonct.org>; Charles R. Robinson <crasrob21@gmail.com>

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Zoning Commission of Washington

Town Hall

February 23, 2023

FORMER WYKEHAM RISE SCHOOL PROPERTY – PROTESTING PROPOSAL

Members of the Commission:

We understand that a meeting of the Commission not open to the public will be held on February 27 to consider approving a request that is reported to allow the construction of a 5 story, huge hotel, spa, restaurant, event space and more on what was once the site of the Wykeham Rise School. We have been eager for that awful, dangerous eyesore of ruins, which has remained uncleared for years now, to be cleared and improved. But this proposal is totally inappropriate for our community and our town. This proposed use is an outrage and we strongly protest and have urged others in town to do the same.

We urge you to vote to disapprove this proposal,

Charles and Barbara Robinson

Barbara Paul Robinson

barbarapaulrobinson@me.com

Please visit my website at

www.brushhillgardens.com

No hotel on Wykeham

sorell@aol.com <sorell@aol.com>

Thu 2/23/2023 8:39 PM

To: Shelley White <swhite@washingtonct.org>

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Dear Zoning Committee,

Let me add my name to list of those against allowing a hotel on the Wykeham Road property. It is not set back from the road, such as the Mayflower is, and would be definitely a neighborhood destroyer.

This was my neighborhood for many years and I would like to keep it in the most wonderful way it is. I do not think it would really add anything good to Washington.

Thank you.

Caroline B. Reid

Washington Depot

[Sent from AOL on Android](#)



BERKSHIRE HATHAWAY
HomeServices

LUXURY
COLLECTION

Grace Franjola
Luxury Home Specialist

FEBRUARY 23, 2023

TO THE WASHINGTON, CT. ZONING COMMISSIONERS

I've owned the property at 60 Wykeham Rd for over 30 years and have been a realtor here for as long.

Never, would I have imagined that the project on Wykham Rd would come to fruition when it so egregiously effects the delicate eco system, the safety on the road and the unspoiled residential, rural character and integrity of the community.

Here is what I know, see and have experienced over three decades, on a daily basis, substantiating these claims.

***ROAD SAFETY**

Of the 13 hemlocks I planted along the road in front of my property, only 2 remain. All were knocked down over the years by speeding cars trying to navigate their way around the corner of Wykeham and Sabbaday, or trying to pass others, sliding on ice and avoiding others.

My kindergarten age daughter was nearly killed in front of our house in 1998, crossing the street to get on the school bus when a car ignored the stop sign and sped past.

Walking across the street at certain times to get the mail can also be dangerous when drivers don't slow down around the curve and can't stop fast enough when I'm at the mailbox.

The 2008 traffic study is very old history. The population and traffic has geometrically increased. More cars on the road are speeding faster and homes are precariously positioned close to the road making it even more dangerous.

***NOISE**

We can hear the musical events, parties and weddings all down the road, post my property as the sound bounces throughout the neighborhood. With another event venue will we be listening to the battle of the bands before long?

Berkshire Hathaway HomeServices • New England Properties
5 Bryan Hall Plaza, Washington Depot, CT 06794 • Bus: 860-619-0599
bhhsNEproperties.com

A member of the franchise system of BHH Affiliates, LLC. 

*ECOSYSTEM

My clients, homeowners, are put through a most rigorous examination of any septic system, water course manipulation and development on their property to insure that they *strictly* adhere to wetlands restrictions. It appears this project wasn't required to do the same, even privileges.

*COMMUNITY IMPACT

As a realtor, I'm frequently questioned on how such an eyesore can exist in a community with so much pride in ownership. What kind of an owner would allow such a health hazard and derelict building to continue to deteriorate for 15 years, even after a fire?

This lack of respect for the integrity of this community is indicative of the owners real intent which is NOT to improve anything except their personal gain.

The cash from the deep pockets of "Goliath" fighting the "Davids" is enough money to clean ups the lot 100 times over. The money the owners have spent on attorneys and "supporters" is astounding, many times what the purchase price was and yet nothing has been spent to responsibly care for the property.

Is it possibly a ploy to break detractors down to submission?

*ECONOMIC DEVELOPMENT

Lastly, all of this reflects on us as a community of Washington residents, our values, sensibilities and our responsibilities to the environment. I am truly embarrassed, ashamed to share with customers / clients the history of the property and why we're at this juncture. They wonder what kind of a neighbor this "project" will be.

So far it's been a mess of revolving owners, plans, court battles , scarred earth and overgrown grounds for 15 years, while the owners have shown a lack of concern for the cherished character of this community turning a blind eye to the blight.

This track record has informed us of how well will they respond to the needs of the community.

This is not just about the concerns of neighbors on Wykeham Road. This is about the health of this community, the environment, road safety and the inappropriate placement of a large commercial operation in a residential community that can't bear the burden of the fall out.

We don't need another hotel. We need housing for people who want to *live* here who aren't multi millionaires.

Shame on the owners and whoever allowed this ill conceived project to proceed this far.

Grace Franjola

Sheila Anson

From: George Schoellkopf <g.schoellkopf@gmail.com>
Sent: Thursday, February 23, 2023 2:39 PM
To: Sheila Anson
Subject: Re: Town Clerk

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Thanks so much for sending this. It is good to know that the "five story" height was a mistake but I would still like to know how many stories they would be allowed. Here are the emails I was trying to send to Shelly White and the selectmen:

Dear Shelly, I would like to register my disapproval of the newly proposed large hotel on the old Wykeham Rise property. Thank you, George Scheollkopf

Gentlemen: I would like to register my disapproval of the newly proposed large hotel on the old Wykeham Rise property. Thank you, George Scheollkopf

On Feb 23, 2023, at 11:08 AM, Sheila Anson <townclerk@washingtonct.org> wrote:

is good; to know taht

Hope you receive this! If so, you can respond with your comments for Shelley and I will forward them to her.

Sheila
Town Clerk

Proposed hotel on Wykeham Road

Isabel Fowlkes <ilfowlkes@gmail.com>

Thu 2/23/2023 5:43 PM

To: Shelley White <swhite@washingtonct.org>

Cc: selectmem@washingtonct.org <selectmem@washingtonct.org>

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To: Washington Zoning Commission

From: Isabel and Winston Fowlkes

We have just become aware of the fact that an application has been filed with the Zoning Commission requesting approval to build a 52 room hotel and 118 seat restaurant on Wykeham Road in the town of Washington, Connecticut. This road passes through a purely residential area of the town and is certainly not an appropriate spot to support the type of structures being applied for.

As long-time members of this town, we write to urge the Commission to disapprove this application.

Sincerely,

Isabel and Winston Fowlkes

Sent from my iPad

Letter in Support of Wykeham Rise's Final Approval

Joe <cornetmustich@gmail.com>

Thu 2/23/2023 1:05 PM

To: Shelley White <swhite@washingtonct.org>; Tammy Rill <trill@washingtonct.org>

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Good afternoon Shelley,
Here's a longer letter in support of the Wykeham Rise Inn.
Thank you! Joe Mustich 🌻

Letter in Support of Wykeham Rise's Final Approval

Hopefully Washington is at the end of its 15-year ordeal to approve the luxury Wykeham Rise Inn. Since 2008, a few NIMBY obsessed opponents delayed and compromised the vision of an idealistic family with local roots and almost a hundred years of hospitality DNA in Litchfield County to replace an abandoned dilapidated 115-student school on 27 acres with the best small Inn to be built in New England since the Ocean House in Watch Hill (the proposed operator). These few vociferous neighbors have taken away job opportunities and futures of over a hundred local students, contractors, designers, artists, shop owners, restaurants, and farms that the owners had committed to support.

Just as the Mayflower and nearby Winvian Inns improved Washington and the Ocean House revitalized Watch Hill, this beautiful inn will dramatically increase all Washington property values, particularly the neighboring values. It will bring visitors, vitality, economic growth, enhanced quality of life and tax revenues. Wykeham Rise will help to reverse Washington's aging and declining demographics and the 50% loss of local contractor inhabitants since Zoning endorsed the purchase of the property in 2008. The overwhelming majority of Washingtonians and its business community spoke and wrote in support of approval. Subsequently, these few obsessed neighbors relentlessly litigated and pestered zoning to compromise the inn's design and use with numerous restrictions in order to compromise the Inn's financial viability. These included denying typical luxury hotel unit sales to local downsizing seniors who showed up at presentations, denying the right to long term guest room rentals of returning residents, denying small kitchenettes preferred by families and school visitors, denying local resident use of the health club, and restricting dining locations within the building.

Litchfield last year rapidly approved two luxury inns with similar widespread community support and gratefulness for the benefits of hospitality and the Zoning Commission was not held hostage by a few. Our Commission should not back track to the last gasp claims by the same few naysayers that "native cold-water trout will be threatened" and "the inn will endanger the Judea Water System supply". Please re-read the more than 220 letters of support in the record and issue the final permits so that we will finally have this magnificent inn to welcome guests to Washington.

Joe Mustich and Many Like Minded Supporters

Joseph A. Mustich
404 Nettleton Hollow Rd

Washington, CT 06793
C: 860.387.9418

Letter of Objection regarding proposed Hotel at Wykeham Rise School site

James Thompson <jameswgthompson@gmail.com>

Thu 2/23/2023 5:55 PM

To: Shelley White <swhite@washingtonct.org>

Cc: Steph Unwin <stephunwin1@gmail.com>

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Dear Washington Land Use Department and Zoning Commission,

I am writing to express my sincere concern for the proposed hotel being built on Wykeham Rd. at the site of the former Wykeham Rise School.

The site has been a hazard since the fire destroyed it in 2017. Since that time there have been no efforts by the owners to care for the site or to mitigate damage that the wreckage has on the natural environment, ecosystem and residents of Washington and Washington Depot.

The proposition that a hotel be built on the existing site is preposterous. The site is accessible only by small country roads that are already heavily trafficked and are not able to handle the significant increase in car and truck traffic that would result from a hotel.

Additionally, and more importantly, the natural environment, ecosystem, and infrastructure are incapable of supporting such a development. The water supply, which was insufficient to even begin to fight the 2017 fire, which Aquarion is now forced to supplement simply for the current neighborhood use, is an enormous concern and is seriously underestimated at this point. Light and noise pollution are of significant concern and would clearly violate Washington regulations. Kirby Brook, the Shepaug River, and multiple other natural bodies of water and waterways are already a concern and will be significantly negatively impacted by any such development and overuse of the land.

A development of the magnitude being considered is not only inappropriate and unacceptable in a residential neighborhood, it is downright dangerous to the natural environment that residents of Washington and Litchfield County work so diligently to protect.

Please accept this letter as my strong objection to the proposed hotel project due to the multiple negative impacts it will have on all residents, wildlife and ecosystem in our beautiful and well protected community.

Thank you.

James

James W.G. Thompson, Ph.D.

m. 917.628.1181

e. jameswgthompson@gmail.com

LinkedIn: <https://www.linkedin.com/in/jameswgthompson-phd/>

Proposed facility on Wykeham Rd

James Streit <james.streit@gmail.com>

Thu 2/23/2023 4:10 PM

To: Shelley White <swhite@washingtonct.org>

Cc: SELECTMEN <selectmen@washingtonct.org>

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To the Zoning Board of Washington, CT:

I am writing to express my strenuous objection to the proposed construction of a hotel, restaurant and event space on Wykeham Rd. The proposed facility would be entirely inappropriate for the quiet residential neighborhood in which it would be situated. The noise and traffic generated by this facility would drastically alter the peaceful and bucolic character of the neighborhood in a manner that would be disastrous for the residents and the community, and the additional traffic on the narrow winding road would pose an unacceptable risk to all. I call upon you to reject this proposal and dismiss it from all future consideration, along with any other proposal for a project of similar scale at this location.

Yours sincerely,

James Streit
136 Old Litchfield Rd
Washington, CT

Hotel proposal for Wykeham Road

Katherine Wenning <kathwen2012@gmail.com>

Thu 2/23/2023 12:50 PM

To: Shelley White <swhite@washingtonct.org>

CAUTION: This email originated from outside of Town of Washington. USE CARE when opening attachments or links.

Dear Zoning Board,

We are horrified to learn that a huge commercial undertaking- 100 plus room hotel, restaurant, spa, parking lot is proposed for the derelict site where the Wykeham School once stood. Nothing could be less appropriate for our small rural town and for a narrow winding country road.

We cannot contemplate why such a proposal would even be considered, and wish to register our strong objection.

Katherine Wenning and Michael Dennis
68 Lower Church Hill Road
Washington Depot, Ct.
Sent from my iPhone

Marguerite W. Purnell

Washington Zoning Commission
Bryan Memorial Town Hall
Washington Depot, CT 06794

February 23, 2023

**RE: 101 Wykeham Road, LLC
Special Permit Compliance Review
Condition #22 - Not Satisfied**

Dear Washington Zoning Commission members,

At present, the applicant has provided three letters of approval from the Department of Energy and Environmental Protection (DEEP) regarding their proposed septic use and changes: one apiece for their latest Registration (GSSD 000220 that was “approved” 9/29/22), revised Technical Plan (“approved” 9/29/22) and revised Wastewater Management Plan (WMP) (“approved” 10/17/22). And while this appears to satisfy Condition #22 of 2018’s WZC approval, in fact these “approvals” are invalid.

As you know, in October 2021, 101 Wykeham Road, LLC’s Technical Plan was rejected by DEEP. It was none other than the public who brought this fact to light, since at that time the applicant’s team had told the WZC that #22 was “Satisfied”. And now, a little over a year later, the applicant’s team is telling you once again that this condition has now been “Satisfied”, but the information provided to DEEP to gain these “approvals” was not only incorrect, it was misleading. Here’s what you have not been told by the applicant’s team:

On May 9, 2022, Wykeham’s Septic General Permit Registration (#GSSD 0000011) **expired**. (See Attachment A) But once again, the applicant never conveyed this fact to the WZC. In late June 2022, the applicant submitted an application to DEEP for a *Modification of Registration* for permit #GSSD 0000011 (including a \$250.00 check per the fee required), only to be notified that their permit had expired (See Attachment B). At that point, in early July 2022, the applicant was required to start from the beginning to obtain their various septic permits by submitting all permitting paperwork (application forms, fees and supporting documents).

At the June 29, 2022 WZC compliance workshop, Atty. Sherwood claimed that the septic approvals were “Pending” and stated that all the material had been submitted to DEEP, but those statements were not accurate. In reality, at the time of the June 29, 2022 “workshop” the applicant had no DEEP septic permit whatsoever and had yet to start over with DEEP. Their new “Initial Registration” GP Form and Modification of Registration request (aka the “Technical Plan”) was submitted on July 5, 2022 and received by DEEP on July 6, 2022. Their Wastewater Management Plan was received by DEEP over a month and a half later, on August 26, 2022. (See Attachments C and D)¹

¹ These are copies of the two GP Application Forms submitted by the applicant’s team in 2022 (**including** attachments A, D & E). They were copied exactly as contained in CT DEEP’s own records in Hartford, CT.

What is even more troubling than Atty. Sherwood's unfounded statements of June 29, 2022, is that the applicant and her team completed these 2022 Forms in an incorrect and misleading manner:

- On the first General Permit (GP) Registration Form (Attachment C to this letter), the "No" box was checked in Section IV, item number 6 (on page 6 of the Form) that asked whether a **Conservation or Preservation Restriction** exists on the property and Section VI of that form left blank the Conservation Restriction supporting document.
- On the second GP Registration form (for the Wastewater Management Plan) (Attachment D to this letter), **both** boxes ("Yes" and "No") were checked in Section IV, and in Section VI, the applicant submitted a copy of an old 2019 letter stating that she, Erika Klauer, was the holder of the Conservation Restriction.
- Ms. Klauer and Spencer Myles of Arthur H. Howland & Assoc., P.C. both signed the Registrant Certification on June 8, 2022 (a copy of which was used for the second submission to DEEP as well).

The problem is that, of course, a Conservation Restriction does exist but **Ms. Klauer was not the rightful holder of the Conservation Restriction at the time of her June 2022 signature** on the GP Registration Form since she had sold the property one year beforehand (in July 2021).

Per the letter submitted on behalf of his clients by Atty. Williams dated 1/23/23 (pdf #101), we now know that the rightful holders of the Conservation Restriction (actually a Restrictive Covenant) were never provided notice of the septic application to DEEP and only learned of it when they attended the WZC's workshop held on January 9, 2023. This is a very troubling turn of events since it means that the approvals granted by DEEP were issued based upon the 6/8/22 **certified** statements by Ms. Klauer and Mr. Myles of Arthur H. Howland. Those statements were untrue.

Also disturbing was the behavior by the applicant's team prior to and at the January 9, 2023 workshop:

- The WZC had repeatedly requested that a complete copy of the DEEP septic application be submitted to the Commission in order to determine if the information provided to DEEP was the same as had been presented to the WZC (since this had been an ongoing problem through the years). This is not a difficult request to honor: simply submit copies of the completed Application Forms (with signatures) and all attachments.
- But in the January 6, 2023 document dump via DropBox (provided, identical to 2013, one business day before the workshop) only one incomplete (and unsigned) DEEP GP Registration Form was submitted. **Importantly, the second GP Registration Form (for the WMP) was missing, as were Attachments A, D & E.** I called attention to this critical omission the only way I could: in my January 9, 2023 letter to the WZC that I emailed to Washington's Land Use Administrator at 2:41 pm the day of the workshop for immediate distribution to the WZC members and alternates (since written comments are the public's only avenue for input into this compliance process).

- At the 1/9/23 “workshop” no mention was made of the omission and no effort was made by the applicant’s team to submit the missing information. Instead, Mr. Szymanski informed the Commission that “we provided copies of three approvals” and Atty. Sherwood stated repeatedly that “you have the approvals”. Atty. Sherwood even went so far as to reassure the Commission that “We’ve given you everything that we have with respect to DEEP”.
- Additionally, when Commissioner Hill asked why the abutting owner’s names hadn’t been updated on the site plan sheets, Mr. Szymanski stated that the sheets showed “N/F” which is the abbreviation for “now or formerly” in order to mollify the Commission. And while that might indeed be an appropriate abbreviation for a short time following a property sale, this statement was made a year and a half after the ownership had changed, and it is well known that the property in question possesses a Restrictive Covenant², one that Ms. Klauer was quite aware of since she sued the Federer’s over this exact matter from 2008-2012 and that she herself held and utilized (as the owner of 27 Bell Hill Road from 2015-2021).

Had the WZC seen the complete DEEP septic applications (as had been requested, but not provided), you would have noticed that it was Ms. Klauer who misrepresented in writing that she held the Conservation Restriction so she could obtain the 2022 septic approvals.

Had the applicant actually updated the site plan sheets to properly indicate abutting property ownership, the DEEP engineers who reviewed the 2022 application for the GP Registration would have noticed the discrepancy and asked for further information, instead of granting the approvals.

It strains credulity to believe that *all* these actions were simple oversights or “scriveners errors”. It appears that a concerted months-long effort was made to mislead DEEP into approving a GP Registration based on false information (and in turn to mislead the WZC who up until they read Atty. Williams’ 1/23/23 letter had been led to believe by the applicant’s team that valid approvals had been granted and submitted to them per Condition #22).

As such **Condition #22 remains NOT satisfied.**

Sincerely,

Marguerite W. Purnell

Attachments

- | | |
|---|------------|
| A. 11/18/21 Notice of Pending Expiration | (1 page) |
| B. Notice of Expiration (undated) | (1 page) |
| C. CT DEEP GP Registration Form (Initial Reg. & Mod.) submitted 7/5/22. | (25 pages) |
| D. CT DEEP GP Registration Form (WMP) submitted 8/25/22. | (14 pages) |

² It is referenced specifically as item #10 in the *2013 Settlement Agreement*, a document that states “The foregoing covenants and restrictions are binding on and enforceable against Wykeham and its successors and assigns by **Federer, the Commission and Peacocke, and their respective heirs, successors and assigns**”. Emphasis added.



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

WASHINGTON

Wykeham Rise

Matthew Klauer
Wykeham Rise, LLC
PO Box 524
Washington Depot, CT 06794

Date: 11/18/2021

Dear Permittee:

This letter is a notice of permit expiration for the following permit:

Permit Type: General Permit to Discharge to Subsurface Sewage Disposal Systems Serving Existing Facilities

Permit Number: GSSD000011

The General Permit referenced above will expire on **May 9, 2022**.

A final decision has been reached to revoke, modify and issue, for a period of ten years, the **General Permit to Discharge from Subsurface Sewage Disposal Systems Serving Existing Facilities, which will be retitled the General Permit to Discharge from Subsurface Disposal Systems**. Issuance of this General Permit will supersede the existing General Permit entitled General Permit to Discharge from Subsurface Sewage Disposal Systems Serving Existing Facilities issued May 9, 2012.

The Commissioner of the Connecticut Department of Energy and Environmental Protection ("DEEP") is providing this notice as required by Section 22a-6j of the Connecticut General Statutes ("CGS"). Nothing in this notice shall affect the obligation of any person to apply for a permit in a timely fashion or to comply with any permit issued by the Commissioner.

In order to be timely, your application for renewal of the above referenced permit must be submitted no later than: May 9, 2022. Failure to submit a timely renewal Application will result in late fees of up to 65% of the application processing fee.

Please be aware that any work without a permit or authorization required under CGS Section 22a-430 is a violation of state law and may be subject to enforcement action.

To access a current version of the subject permit and application, please refer to the DEEP website at: <https://portal.ct.gov/DEEP/Permits-and-Licenses/Water-Discharge-Permits-and-General-Permits#GeneralPermits>

Any correspondence or questions regarding this notice should be addressed to Jillian Beesley at jillian.beesley@ct.gov or Lauren Jones at lauren.jones@ct.gov.

Thank you.



Dear Applicant:

The Department Energy and Environmental Protection (“the Department”) notified all registrants that on October 13, 2021, a final decision was reached to revoke, modify and issue, for a period of ten years, the “General Permit to Discharge from Subsurface Disposal Systems (“the General Permit”. As a result of this issuance, all registrants were instructed to submit a renewal application prior to the previous General Permit’s expiration date of May 9, 2022.

Your application for renewal of registration under the General Permit was received after the registration deadline of May 9, 2022. As such, the facility’s existing registration has expired and the facility is now discharging without a permit. Your renewal application and associated fee are hereby returned and enclosed with this notification.

Within ten (10) days of receipt of this notice, an application for initial registration under the General Permit with the associated application fee of \$3,000.00 must be submitted to the Department for approval. Please be aware that discharging without a permit or authorization required under CGS Section 22a-430 is a violation of state law and may be subject to enforcement action.

Any correspondence or questions regarding this notice should be addressed to Lauren Jones at Lauren.Jones@ct.gov or Antoanela Daha at Antoanela.Daha@ct.gov. Nothing in this notice shall affect the obligation of any person to apply for a permit in a timely fashion or to comply with any permit issued by the Commissioner.

Thank you.



6
Connecticut Department of Energy & Environmental Protection
 Bureau of Materials Management & Compliance Assurance
 Water Permitting & Enforcement Division

RECEIVED BY
 JUL 06 2022

CT Dept of Energy & Environmental Protection
 Central Permit Processing Unit
 JUL 06 2022

RECEIVED BY

202207580 (modify)

General Permit Registration Form to Discharge from Subsurface Disposal Systems

CT Dept of Energy & Environmental Protection
 Central Permit Processing Unit
 JUL 13 2022

CPPU USE ONLY

App #: 202207578 (New)

Doc #: 25391

Check #: 3,479 - \$300

Program: DOMESTIC SEWAGE UIC

Print or type unless otherwise noted. You must submit the registration fee along with this form.

Part I: Registration and Fee Type

Check all appropriate boxes identifying the registration type:		Fee	
<input type="checkbox"/> Existing Site ≤ 7500 Gallons Per Day			
<input type="checkbox"/>	Initial Registration	\$250.00	[#2316]
<input type="checkbox"/>	Renewal of Registration: Permit No. _____	\$250.00	[#2317]
<input type="checkbox"/>	Modification of Registration: Permit No. _____	\$250.00	[#2318]
<input checked="" type="checkbox"/> Existing Site > 7500 Gallons Per Day			
<input checked="" type="checkbox"/>	Initial Registration <u>GSSD000220</u>	\$3,000.00	[#2319]
<input type="checkbox"/>	Renewal of Registration: Permit No. _____	\$250.00	[#2320]
<input checked="" type="checkbox"/>	Modification of Registration: Permit No. <u>GSSD000011</u>	\$250.00	[#2321]
<input type="checkbox"/> New Site without Proposed Expansion			
<input type="checkbox"/>	Initial Registration	\$3,000.00	[#2324]
<input type="checkbox"/>	Modification of Registration: Permit No. _____	\$250.00	[#2325]
<input type="checkbox"/> New Site with Proposed Expansion			
<input type="checkbox"/>	Initial Registration	\$6,000.00	[#2322]
<input type="checkbox"/>	Modification of Registration: Permit No. _____	\$250.00	[#2323]
<input type="checkbox"/> Wastewater Management Plan Submittal for Existing Sites Only		\$0	[#1812]
EI: Subsurface Sewage Disposal Systems Serving Existing Facilities-GP-WMP			

Part I: Registration and Fee Type (continued)

Notes

- If you are seeking a modification of an initial registration, wastewater management plan or are proposing to transfer ownership, contact the Subsurface Disposal Section at 860-424-3018 for specific requirements prior to submitting a registration.
- A registration, including supporting documents and the fees specified above, is to be submitted for *each* site, although multiple activities located at one site may be submitted simultaneously under one registration form.
- The fee for municipalities is 50% of the above listed rate. The registration will not be processed without the fee. The fee shall be non-refundable and shall be paid by check or money order to the Department of Energy and Environmental Protection or by such other method as the commissioner may allow.

Revocation/Withdrawal of Existing Permit/Application

1. If you currently hold an individual permit for the authorized discharge under the subject general permit, you must request to revoke the individual permit to be authorized under the subject general permit.

Do you request revocation of your individual permit? Yes No

2. If you currently have an open individual permit application, you must withdraw your individual permit application to be authorized under the subject general permit.

Do you request withdrawal of your individual permit application? Yes No

If yes, please provide your application number:

Part II: Registrant Information

- *The registrant must be the owner of the site.*
- *If a registrant is a corporation, limited liability company, limited partnership, limited liability partnership, or a statutory trust, it must be registered with the Secretary of State. If applicable, registrant's name shall be stated **exactly** as it is registered with the Secretary of State. Please note, for those entities registered with the Secretary of State, the registered name will be the name used by DEEP. This information can be accessed at the Secretary of State's database. ([onlineBusinessSearch \(ct.gov\)](http://onlineBusinessSearch.ct.gov))*
- *If a registrant is an individual, provide the legal name (include suffix) in the following format: First Name; Middle Initial; Last Name; Suffix (Jr, Sr., II, III, etc.).*
- *If there are any changes or corrections to your company/facility or individual mailing or billing address or contact information, please complete and submit the Request to Change Company/Individual Information to the address indicated on the form. If there is a change in name of the entity holding a DEEP license or a change in ownership, contact the Office of Planning and Program Development (OPPD) at DEEP.OPPD@ct.gov . For any other changes, contact the specific program from which you hold a current DEEP license.*

1. Registrant Name: 101 Wykeham Road LLC

Mailing Address: 630 North Street

City/Town: Greenwich

State: CT Zip Code: 06830

Business Phone: 917-822-7155

ext.:

Contact Person: Erika Klauer

Phone: 917-822-7155 ext.

*E-mail: erika_klauer@yahoo.com

*By providing this e-mail address you are agreeing to receive official correspondence from the department, at this electronic address, concerning the subject registration. Please remember to check your security settings to be sure you can receive e-mails from "ct.gov" addresses. Also, please notify the department if your e-mail address changes.

Part II: Registrant Information (continued)

a) Registrant Type (check one):

individual federal agency state agency municipality tribal

*business entity (*If a business entity complete i through iii):

i) check type: corporation limited liability company limited partnership
 limited liability partnership statutory trust Other: _____

ii) provide Secretary of the State business ID #: 1167068 This information can be accessed at the Secretary of State's database. ([onlineBusinessSearch \(ct.gov\)](http://onlinebusinesssearch.ct.gov))

iii) Check here if you are **NOT** registered with the Secretary of State's office.

Check here if any co-registrants. If so, attach additional sheet(s) with the required information as requested above.

b) Registrant's interest in property at which the proposed activity is to be located:

site owner option holder lessee easement holder operator
 other (specify): _____

2. Billing contact, if different than the registrant.

Name: **Same**

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

3. Primary contact for departmental correspondence and inquiries, if different than the registrant.

Name: **Arthur H. Howland & Associates, P.C.**

Mailing Address: 143 West Street, Suite E

City/Town: New Milford

State: CT

Zip Code: 06776

Business Phone: 860-354-9346

ext.:

Contact Person: Spencer Myles

Phone: 860-354-9346

ext. 101

*E-mail: smyles@ahhowland.com

*By providing this e-mail address you are agreeing to receive official correspondence from the department, at this electronic address, concerning the subject registration. Please remember to check your security settings to be sure you can receive e-mails from "ct.gov" addresses. Also, please notify the department if your e-mail address changes.

4. Attorney or other representative, if applicable:

Firm Name: **David Sherwood**

Mailing Address: 14 Main Street

City/Town: Glastonbury

State: CT

Zip Code: 06033

Business Phone: 860-657-1010

ext.:

Attorney:

Phone:

ext.

E-mail: dfsherwood@gmail.com

Part II: Registrant Information (continued)

5. Facility Operator, if different than the registrant:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

6. List any engineer(s) or other consultant(s) employed or retained to assist in preparing the registration or in designing or constructing the activity.

Name: **Arthur H. Howland & Associates, P.C.**

Mailing Address: 143 West Street, Suite E

City/Town: New Milford

State: CT

Zip Code: 06776

Business Phone: 860-354-9346

ext.:

Contact Person: Spencer Myles

Phone: 860-354-9346

ext. 101

E-mail: smyles@ahhowland.com

Service Provided: **Plan and document preparation/Engineering**

Check here if additional sheets are necessary, and label and attach them to this sheet.

Part III: Pre-Application Meeting

If a pre-application meeting was held concerning the subject activity, provide the following:

DEEP Staff Name: _____

Pre-Application Meeting Date: _____

Part IV: Site Information

1. SITE NAME AND LOCATION

Name of Site : **Wykeham Rise**

Street Address or Location Description: **101 Wykeham Road**

City/Town: **Washington**

State: **CT**

Zip Code: **06793**

Tax Assessor's Reference: Map **03**

Block **06**

Lot **12**

[Latitude and longitude of the exact location of the proposed activity in degrees, minutes, and seconds or in decimal degrees: Latitude: **41.636290** Longitude: **-73.296430**

Method of determination (check one):

GPS USGS Map Other (please specify): **www.latlong.net**

If a USGS Map was used, provide the quadrangle name:]

2. **TRIBAL LANDS:** Will the activity which is the subject of this registration be located on federally recognized tribal lands? Yes No

3. **COASTAL BOUNDARY:** Will the activity which is the subject of this registration be located within the coastal boundary as delineated on DEEP approved coastal boundary maps? Yes No

If yes, and this registration is for a new authorization or a modification of an existing authorization where the physical footprint of the subject activity is modified, submit a Coastal Consistency Review Form (DEEP-APP-004) with this completed application as Attachment B.

Information on the coastal boundary is available at www.cteco.uconn.edu/map_catalog.asp (Select the town and then select coastal boundary. If the town is not within the coastal boundary you will not be able to select the coastal boundary map.) or the local town hall or on the "Coastal Boundary Map" available at the DEEP Store (860-424-3555 or deep.store@ct.gov).

4. NATURAL DIVERSITY DATA BASE (NDDB) - ENDANGERED OR THREATENED SPECIES:

According to the most current "Natural Diversity Data Base Areas Maps", will the activity which is the subject of this application, including all impacted areas, be located within an area identified as, or otherwise known to be, a habitat for state listed endangered, threatened or special concern species?

Yes No Date of Map: **December 2021**

If yes, complete and submit a Request for NDDB State Listed Species Review Form (DEEP-APP-007) to the address specified on the form, **prior** to submitting this application. Please note NDDB review generally takes 4 to 6 weeks and may require the applicant to produce additional documentation, such as ecological surveys, which must be completed prior to submitting this permit application. A copy of the NDDB Determination response letter that has not expired **must** be submitted with this completed application as Attachment C. Include a copy of any mitigation measures developed for this activity and approved by NDDB. Be aware that you must renew your NDDB Determination if it expires before project work commences.

For more information visit the DEEP website at Endangered-Species-ReviewData-Requests or contact the NDDB at deep.nddbrequest@ct.gov.

Part IV: Site Information (continued)

5. AQUIFER PROTECTION AREAS: Is the site located within a mapped Level A or Level B Aquifer Protection Area, as defined in CGS section 22a-354a through 22a-354bb?

Yes No If **yes**, check one: Level A **or** Level B

If **Level A**, are any of the regulated activities, as defined in RCSA section 22a-354i-1(34), conducted on this site? Yes No

If **yes**, and your business is **not** already registered with the Aquifer Protection Program, contact local aquifer protection agent or DEEP to take appropriate actions.

For more information on the Aquifer Protection Area Program visit the DEEP website at Aquifer Protection or contact the program at DEEP.AquiferProtection@ct.gov.

6. CONSERVATION OR PRESERVATION RESTRICTION: Will the activity which is the subject of this application be located within a conservation or preservation restriction area? Yes No

If Yes, proof of written notice of this application to the holder of such restriction or a letter from the holder of such restriction verifying that this application is in compliance with the terms of the restriction, must be submitted as Attachment D.

Part V: Activity Specific Information

- 1. Number of parcels or lots on site: 1
- 2. Number of subsurface disposal systems on site: 1
- 3. Total design flow of all on site systems: 10,450 gal.
- 4. If there is a community system, indicate the system label: 301-2

5. In the table below, describe each subsurface disposal system indicated in item #2 above. Label each system (e.g., #1, #2, etc.). If the condition of the system is unknown, indicate 'unknown'.

System Label	Total Flow	Condition of System
301-2	10,450	Good Condition, System dormant since 2004

Check here if additional sheets are necessary, and label and attach them to this sheet.

6. Describe the repair(s) to existing systems, if applicable.

The existing leaching field is to remain. All leaching field venting is to be repaired/replaced during the construction phase. New septic tanks, grease interceptor tanks, pump chambers, septic lines and force mains are proposed to be replaced during construction based on submitted septic plans.

7. Describe modification(s) to existing systems, if applicable.

No changes to the leaching field/trenches are proposed.

8. Describe proposed expansion(s), if applicable

No expansion of the existing leaching field is proposed. Existing buildings and infrastructure is to be razed and removed. New buildings proposed as depicted on plans prepared by Arthur H. Howland & Associates, P.C. The total existing design flow of 10,450 gpd is not to be exceeded.

Check here if additional sheets are necessary, and label and attach them to this sheet.

Part VI: Supporting Documents

Please check the box by the attachments being submitted as verification that *all* applicable attachments have been submitted with this registration form. When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment A, etc.) and be sure to include the registrant's name as indicated on this registration form.

The following attachments are required for all registrations:

- Attachment A: For all registrations, an 8 1/2" X 11" copy of the relevant portion or a full-sized original of a USGS Quadrangle Map indicating the exact location of the site, if not previously submitted. Indicate the quadrangle name on the map.
- Attachment B: Coastal Consistency Review Form (DEEP-APP-004), if applicable.
- Attachment C: A copy of the NDDDB Determination response letter that has not expired, if applicable. Include a copy of any mitigation measures developed for this activity and approved by NDDDB. Do *not* submit any NDDDB Preliminary Site Assessments with your registration. Be aware that you must renew your NDDDB Determination if it expires before project work commences.
- Attachment D: Conservation or Preservation Restriction Information, if applicable
- Attachment E: Signed and notarized copy of the Connecticut DEEP NetDMR Subscriber Agreement

In addition to the above attachments, the following attachments are required for registrations containing a proposed repair, building conversion, change in use or expansion:

Prior to preparation of a technical plan or WMP, the registrant must contact the Department to schedule a site investigation to be observed by Department staff. Contact Subsurface Group at 860-424-3018. Such investigation may include, but not be limited to, deep test hole soil descriptions, groundwater depth, restrictive layer depth, redoximorphic features, permeability sampling and analyses, and all time and measurement readings for any required percolation test(s).

- Attachment F: Technical Plan prepared in accordance with the requirements of Section 4(c)3(A) of this general permit.
- Attachment G: Wastewater Management Plan (WMP) prepared in accordance with the requirements of Section 4(c)3(B) of this general permit.

Part VI: Registrant Certification

The registrant *and* the individual(s) responsible for actually preparing the registration must sign this part. A registration will be considered incomplete unless all required signatures are provided. [If the registrant is the preparer, please mark N/A in the spaces provided for the preparer.]

"I certify that:


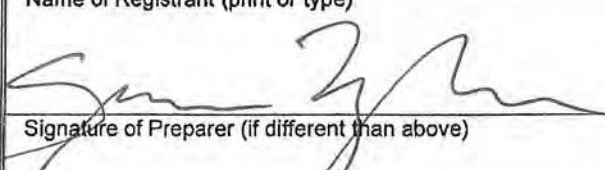
I have read the *General Permit to Discharge from Subsurface Sewage Disposal Systems Serving Existing Facilities* issued by the Commissioner of the Connecticut Department of Energy and Environmental Protection; and that the discharge from the subsurface sewage disposal system(s) which are the subject of this registration are eligible for authorization under such permit; that all applicable requirements of such permit are being met or on an assigned schedule to be met; and that a functioning and effective system is in place or will be in place to assure that all such requirements are met so long as the discharge(s) which are the subject of this registration continue.

Other than what is being proposed through this registration and addressed through the development of the WMP, there are no known or apparent failed or malfunctioning systems evident on the site.

I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.

A copy of the registration, including supporting documents, has been provided to the local health department and the State Department of Public Health and for community systems, to the local water pollution control authority.

I understand that a false statement in the submitted information may be punishable as a criminal offense, in accordance with section 22a-6 of the General Statutes, pursuant to section 53a-157b of the General Statutes, and in accordance with any other applicable statute."

 _____ Signature of Registrant	June 8, 2022 _____ Date
Erik Mauer _____ Name of Registrant (print or type)	M.D. _____ Title (if applicable)
 _____ Signature of Preparer (if different than above)	6/6/2022 _____ Date
Howland & Assoc. P.C.; Spencer Myles _____ Name of Preparer (print or type)	Senior Project Manager _____ Title (if applicable)

Check here if additional signatures are required. If so, please reproduce this sheet and attach signed copies to this sheet. You must include signatures of any person preparing any report or parts thereof required in this registration (i.e., professional engineers, surveyors, soil scientists, consultants, etc.)

Note: Please submit this completed Registration Form, Fee, and all Supporting Documents to:

CENTRAL PERMIT PROCESSING UNIT
 DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
 79 ELM STREET
 HARTFORD, CT 06106-5127

ARTHUR H. HOWLAND & ASSOC. P.C.
143 WEST STREET, SUITE E
NEW MILFORD, CT 06776-3599
860-354-9346

WEBSTER BANK
NEW MILFORD, CT 06776
51-7010/2111

3455

6/21/2022

PAY TO THE ORDER OF Dept of Energy & Environmental Protection

\$ **250.00

Two Hundred Fifty and 00/100*****

DOLLARS

Central Permit Processing Unit
DEEP
79 Elm Street
Hartford, CT 06106



AUTHORIZED SIGNATURE

MEMO

5343 - 101 Wykeham Rd. - Wastewater Managemen

⑈003455⑈ ⑆211170101⑆10 0011521774⑈

ARTHUR H. HOWLAND & ASSOC. P.C.

143 WEST STREET, SUITE E
NEW MILFORD, CT 06776-3599
860-354-9346

WEBSTER BANK
NEW MILFORD, CT 06776
51-7010/2111

3479

7/5/2022

PAY TO THE ORDER OF Dept of Energy & Environmental Protection

\$ **3,000.00

Three Thousand and 00/100*****

DOLLARS

Central Permit Processing Unit
DEEP
79 Elm Street
Hartford, CT 06106



AUTHORIZED SIGNATURE

MEMO 5343 - 101 Wykeham Rd. - Initial Registration Fee

⑈003479⑈ ⑆211170101⑆10 0011521774⑈

ARTHUR H. HOWLAND & ASSOC. P.C.

WWW.COMPUCHECKS.COM 888.336.5581

Dept of Energy & Environmental Protection
Project Related Costs:Filing Fee/Permit F Initial Registration Fee

7/5/2022

3479

3,000.00

Webster Checking 5343 - 101 Wykeham Rd. - Initial Registration Fe

3,000.00

ARTHUR H. HOWLAND & ASSOC. P.C.

WWW.COMPUCHECKS.COM 888.336.5581

Dept of Energy & Environmental Protection
Project Related Costs:Filing Fee/Permit F Initial Registration Fee

7/5/2022

3479

3,000.00

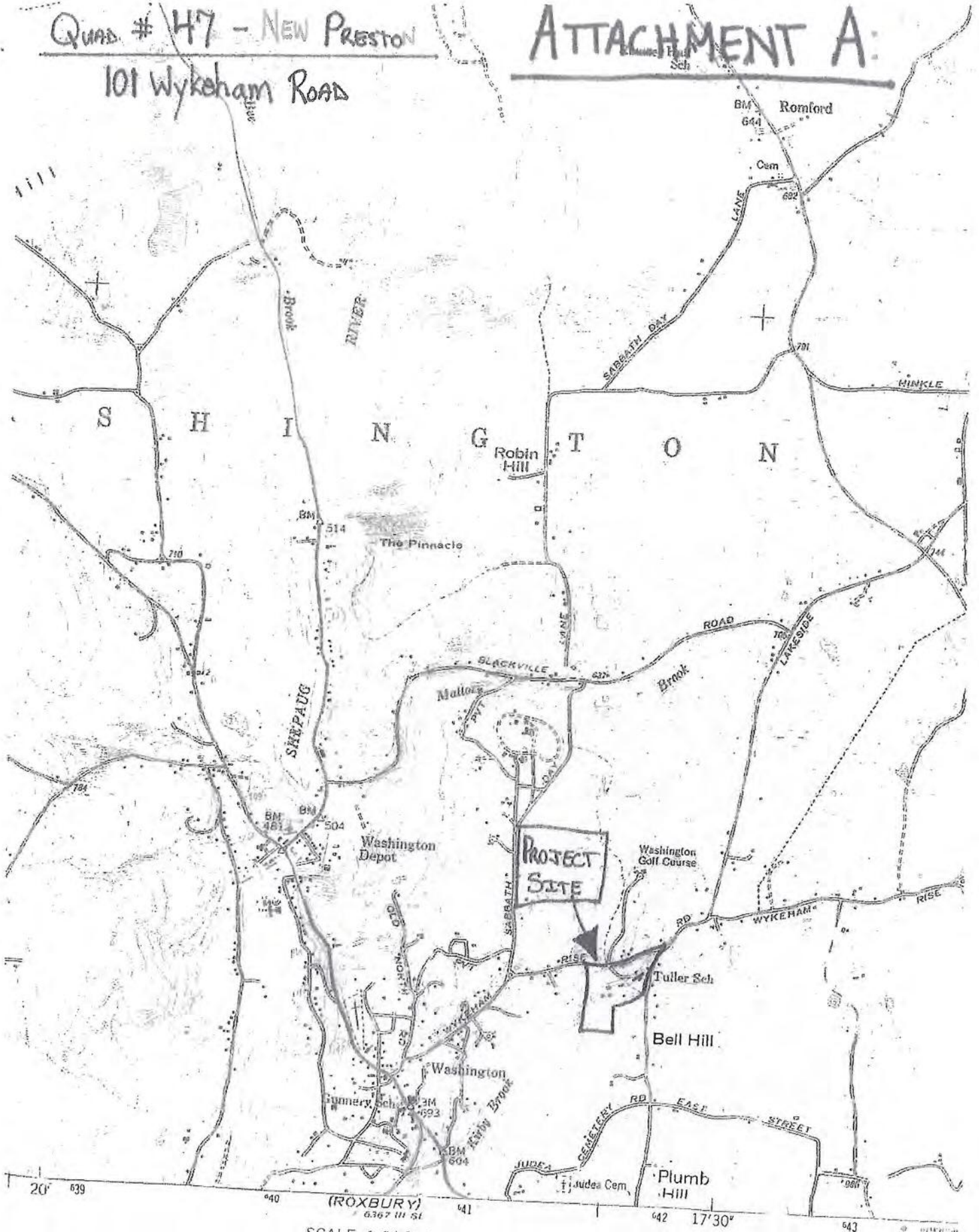
Webster Checking 5343 - 101 Wykeham Rd. - Initial Registration Fe

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QUAD # 47 - NEW PRESTON

101 Wykeham Road

ATTACHMENT A



20° 639

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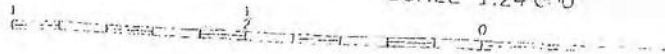
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642 17'30"

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SCALE 1:24 000





CIVIL ENGINEERS
 LAND SURVEYORS
 SOIL SCIENTISTS
 LAND PLANNERS

LETTER OF TRANSMITTAL

TO: State of CT DEEP Central Permit Processing Unit	DATE: June 21, 2022
	JOB #: 5343
RE: 101 Wykeham Road	

WE ARE SENDING YOU: Deliver

- ATTACHED
 UNDER SEPARATE COVER
 PLANS
 COPY OF LETTER
 PRINTS
 SPECIFICATIONS
 OTHER:

COPIES	DATE	DESCRIPTION
2		General Permit Modification Request & DEEP documents
		Check \$250.00

THESE ARE TRANSMITTED AS FOLLOWS:

- AS REQUESTED
 FOR YOUR USE
 REVIEW & COMMENT
 FOR APPROVAL
 APPROVED AS SUBMITTED
 APPROVED AS NOTED
 RETURNED FOR CORRECTIONS

COMMENTS:

Sincerely,
Arthur H. Howland & Associates, P.C.

Heather Fleet
 Office Manager

CC: **Washington CT Health**
Washington WPCA



CIVIL ENGINEERS
 LAND SURVEYORS
 SOIL SCIENTISTS
 LAND PLANNERS

LETTER OF TRANSMITTAL

TO: State of CT DEEP	DATE: July 5, 2022
	JOB #: 5343
RE: Wykeham	

WE ARE SENDING YOU: electronic & Deliver
 ATTACHED UNDER SEPARATE COVER
 PLANS COPY OF LETTER PRINTS SPECIFICATIONS
 OTHER:

COPIES	DATE	DESCRIPTION
		Request letter for modification
		General Permit Registration
		Wastewater Management Plans
		Revised Technical Plans
		Check \$250.00 / Check \$3,000

THESE ARE TRANSMITTED AS FOLLOWS:
 AS REQUESTED FOR YOUR USE REVIEW & COMMENT FOR APPROVAL
 APPROVED AS SUBMITTED APPROVED AS NOTED RETURNED FOR CORRECTIONS

COMMENTS:

Sincerely,
Arthur H. Howland & Associates, P.C.

Heather Fleet
 Office Manager

CC:



Dear Applicant:

The Department Energy and Environmental Protection (“the Department”) notified all registrants that on October 13, 2021, a final decision was reached to revoke, modify and issue, for a period of ten years, the “General Permit to Discharge from Subsurface Disposal Systems (“the General Permit”. As a result of this issuance, all registrants were instructed to submit a renewal application prior to the previous General Permit’s expiration date of May 9, 2022.

Your application for renewal of registration under the General Permit was received after the registration deadline of May 9, 2022. As such, the facility’s existing registration has expired and the facility is now discharging without a permit. Your renewal application and associated fee are hereby returned and enclosed with this notification.

Within ten (10) days of receipt of this notice, an application for initial registration under the General Permit with the associated application fee of \$3,000.00 must be submitted to the Department for approval. Please be aware that discharging without a permit or authorization required under CGS Section 22a-430 is a violation of state law and may be subject to enforcement action.

Any correspondence or questions regarding this notice should be addressed to Lauren Jones at Lauren.Jones@ct.gov or Antoanela Daha at Antoanela.Daha@ct.gov. Nothing in this notice shall affect the obligation of any person to apply for a permit in a timely fashion or to comply with any permit issued by the Commissioner.

Thank you.

Search by ...: **Site** **Environmental Interest** **Client** **Geographic** **Document**

[New Search](#) [Refine Search](#)

records returned: 3 (1 - 3) Sort By: Type Descending [Go](#)

display per page 10

Type (ID)	Status	Start Date	End Date	
Select Application - Subsurface Sewage Disposal-Existing Facilities-GP (201207579) Clients: ARTHUR H. HOWLAND & ASSOCIATES, P.C. (Primary Contact) WYKEHAM RISE LLC (Registrant) Sites: 101 WYKEHAM ROAD (Washington, CT)	Issued	12/11/2012	12/18/2013	
Select Application - License Transfer (201502315) Clients: 101 WYKEHAM ROAD, LLC (Registrant) ARTHUR H. HOWLAND & ASSOCIATES, P.C. (Preparer) WYKEHAM RISE LLC (Transferor (Current Permittee)) Sites: 101 WYKEHAM ROAD (Washington, CT) (Alternative Names: INT. COLLEGE OF HOSP. MGMT. , INTERNATIONAL COLLEGE OF HOSPITALITY MANAGEMENT , INTERNATIONAL COLLEGE OF HOSPITALITY MANAGEMENT "CESAR RITZ" INC.)	License Transferred	03/26/2015	05/26/2015	
Select Permit - Subsurface Sewage Disposal-Existing Facilities-GP (GSSD000011) Clients: 101 WYKEHAM ROAD, LLC (Registrant) ARTHUR H. HOWLAND & ASSOCIATES, P.C. (Primary Contact) WYKEHAM RISE LLC (Former Permittee) Sites: 101 WYKEHAM ROAD (Washington, CT) (Alternative Names: INT. COLLEGE OF HOSP. MGMT. , INTERNATIONAL COLLEGE OF HOSPITALITY MANAGEMENT , INTERNATIONAL COLLEGE OF HOSPITALITY MANAGEMENT "CESAR RITZ" INC.)	Expired	12/18/2013	05/09/2022	

display per page 10

Criteria Selected:
 Env Interest ID (ExactMatch) : GSSD000011

Key

- profile - additional details
- map site - geographical presentation of site location
- documents - check to see if document(s) are associated with the entity.
- application/permit - view/maintain application or permit associated to the environmental interest
- enforcement action - view/maintain enforcement action associated to the environmental interest
- client - view/maintain client associated to the environmental interest



Connecticut Department of Energy & Environmental Protection

Subscriber Agreement

Agreement for using an eSignature to submit Electronic Filings to the Connecticut Department of Energy and Environmental Protection ("DEEP") pursuant to Chapters 445, 446c, and 446k of the Connecticut General Statutes and the regulations promulgated thereunder, (the "Subscriber Agreement" or the "Agreement") by and between the Connecticut DEEP, a state governmental agency, and reporting party(ies) (specifically including the "Signatory Authority," and the "Subscriber," and the Regulated Person, as provided for in Section A) (collectively, the "Parties").

A. Regulated Person Information

Company Name / Organization ("Regulated Person"):	Wykeham Rise, LLC
Secretary of the State Business ID No.(if LLC or Corp.)	0935728

B. Terms and Conditions

1. DEFINITIONS: Whenever used in this Agreement or any documents incorporated into this Agreement by reference, the following terms shall be defined as follows:
 - 1.1 **Compromise.** When the eSignature is intentionally or unintentionally given, disclosed, delegated, or otherwise made available, including any theft or loss, to any other person, organization, or entity, unless such disclosure is ordered by a Court of competent jurisdiction.
 - 1.2 **Electronic Filing.** Refers to any permit application, permit modification request, report, or other document submitted electronically (using an eSignature) to DEEP pursuant to Chapters 445, 446c, or 446k of the Connecticut General Statutes or the regulations promulgated thereunder. Unless specifically permitted on a case-by-case basis, documents related to enforcement actions, including, but not limited to, Stipulated Judgments, Orders, and Notices of Violation, may not be filed electronically with DEEP and therefore are not considered "Electronic Filings"
 - 1.3 **Person.** Includes any individual, firm, partnership, association, syndicate, company, trust, corporation, limited liability company, municipality, agency or political or administrative subdivision of the state, and any other legal entity.
 - 1.4 **Personal Identification Number (PIN).** Assigned by the Connecticut DEEP, as may be applicable, following acceptance of this Agreement; each PIN will consist of a unique sequence of alpha-numeric characters, punctuation or symbols and shall constitute the electronic signature of a Subscriber.

- 1.5 Regulated Person. Any Person subject to Chapters 445, 446c, or 446k of the Connecticut General Statutes or the regulations promulgated thereunder and who intends to submit Electronic Filings pursuant to this Agreement. The Regulated Person is identified in Section A of the Subscriber Agreement.
- 1.6 Signatory Authority. The individual submitting documents to DEEP who is a Regulated Person or represents the Regulated Person and has the existing authority to sign documents on behalf of the Regulated Person pursuant to, as applicable, RCSA §§22a-430-3(b)(2)(A), 22a-174-2a(a), and/or 22a-449(c)-110 (incorporating 40 CFR §270.11(a)). The Signatory Authority has authority to sign this Agreement and may delegate authority to sign Electronic Filings to the Subscriber.
- 1.7 Subscriber. An agent of the Regulated Person who is either the Signatory Authority or an individual duly authorized by the Signatory Authority to submit Electronic Filings on behalf of the Regulated Person pursuant to the applicable regulations (e.g., RCSA §§ 22a-430-3(b)(2)(B), 22a-174-2a(a), 22a-174-4(d)(2), or 22a-449(c)-110 (incorporating 40 CFR §270.11(b)).
- 1.8 Writing. Any Electronic Filing requiring an eSignature in order to be properly transmitted pursuant to this Agreement shall be considered to be a "writing" or "in writing."
- 1.9 eSignature. The Personal Identification Number (PIN) or the electronic identification adopted by the Subscriber that includes a Subscriber's UserID, password and responses to certain authentication questions.
2. PURPOSE: The intent of this Agreement is to create legally binding obligations upon the Parties to: (i) Maintain the confidentiality of and protect their respective eSignature(s) from unauthorized use or compromise, and follow any procedures specified by the Connecticut DEEP for this purpose; (ii) Be held as legally bound, obligated, or responsible by use of eSignature(s) as by a hand-written signature.
3. VALIDITY AND ENFORCEABILITY: This Agreement has been executed by the Parties to evidence their mutual intent to follow Connecticut DEEP procedures to create binding regulatory reporting documents using electronic transmission and receipt of such records, consistent with the provisions of 40 C.F.R. Part 3 and Connecticut state law (specifically including, but not limited to the Uniform Electronic Transactions Act, Conn. Gen. Stat. §§1-266 through 1-286 (inclusive)). Acceptance and execution of this Agreement by the Connecticut DEEP shall be evidenced by the receipt of a notification from CT DEEP that the Subscriber(s) have been validated. Consistent with 40 C.F.R. Part 3 and Connecticut state law, an eSignature under this Agreement shall have the same force and effect as a hand written signature. Pen and ink signatures will remain on file with the Connecticut DEEP.
4. RECEIPT: An Electronic Filing shall be deemed to have been received by the Connecticut DEEP when it is accessible by the Connecticut DEEP, can be fully processed, and is syntactically correct to the specified electronic transfer protocol that may be modified from time to time by the Connecticut DEEP. No Electronic Filing shall satisfy any reporting requirement or be of any legal effect until it is received.
5. VERIFICATION: Upon receipt of an Electronic Filing, CT DEEP shall process the Electronic Filing to make it accessible to the Connecticut DEEP and the other Parties. The Subscriber is responsible for the content of each transmission, and for reviewing the accuracy of the processed Electronic Filing information.

6. **SIGNATURE:** Unless (and only at CT DEEP's discretion) CT DEEP provides the Subscriber with a PIN, the Subscriber shall adopt as its eSignature the Subscriber's UserID, password and responses to certain authentication questions following validation of this Agreement. The Subscriber, Signatory Authority, and Regulated Person agree that any such eSignature affixed to or associated with any transmitted Electronic Filing shall be sufficient proof that such individual originated and possessed the requisite authority both to originate the transaction and to verify the accuracy of the content, in the format of the specified filing transmission protocol or otherwise, at the time of transmittal. The Subscriber also expressly agrees that each Electronic Filing it submits by using its eSignature constitutes the Subscriber's agreement with the associated certification statement.
7. **SECURITY:** The Parties shall take reasonable actions to implement and maintain security procedures necessary to ensure the protection of transmissions against the risk of unauthorized access, alteration, loss or destruction including, but not limited to: protecting the secrecy of passwords and electronic signatures and transmitting only files in an acceptable protocol.
8. **USE OF eSIGNATURE:** In accordance with the applicable statute and/or regulations, each Subscriber shall be a representative authorized for signatory purposes on behalf of the Regulated Person for which information is being reported. If an eSignature has been compromised or where there is evidence of potential compromise, it will be automatically or manually suspended. In addition, the Connecticut DEEP will inactivate or revoke an eSignature where the Subscriber is no longer an authorized representative. The Parties expressly agree that the Connecticut DEEP may act immediately and unilaterally (and without further process) in any decision to suspend, inactivate, revoke, or otherwise disallow use of an eSignature by any Subscriber, where the Connecticut DEEP believes that such action is necessary to ensure the authenticity, integrity or general security of transmissions or records, or where there are any actual or apparent violations of this Agreement.
9. **PROTECTION OF eSIGNATURE:** The Subscriber must protect the security and confidentiality of any eSignature from compromise and shall take all necessary steps to prevent loss, disclosure, modification, or unauthorized use. The Subscriber and Signatory Authority, as well as the Regulated Person, shall be jointly responsible to notify the Connecticut DEEP immediately, but in any event, no later than one business day, if there is reason to believe the security of any eSignature has been compromised and must request a change. If the Connecticut DEEP has reason to believe that eSignature security has been compromised, the Connecticut DEEP will consult with the other Parties, when practical, and initiate eSignature changes where necessary. The Signatory Authority and the Subscriber, as well as the Regulated Person, are responsible for immediately notifying the Connecticut DEEP in writing of termination of employment, reassignment, or any other change affecting the status of a Signatory Authority or Subscriber for purposes of this Agreement.
10. **INABILITY TO TRANSMIT OR FILE ELECTRONICALLY:** No Party shall be liable for any failure to perform its obligations in connection with any Electronic Transaction or any Electronic Document, where such failure results from any act or cause beyond such Party's control which prevents such Party from electronically transmitting or receiving any Documents, except that the Subscriber, the Signatory Authority or the Regulated Person are nonetheless required to submit records or information required by law via other means, as provided by applicable law and within the time period provided by such law.

11. CONTINUATION OF OPERATIONS: In the event that electronic submission of filings is not possible, it is the joint responsibility of the Regulated Person, Subscriber, and Signatory Authority to submit paper copies in accordance with the requirements of the authorizing regulation. Failure to submit a filing by the date required by the regulation is a violation of the applicable statute, regulation, and/or permit.
12. SEVERABILITY: Any provision of the Agreement which is determined to be invalid or unenforceable will be ineffective to the extent of such determination without invalidating the remaining provisions of this Agreement or affecting the validity or enforceability of such remaining provisions.
13. TERMINATION AND RENEWAL: The Agreement may be terminated by the Connecticut DEEP, the Signatory Authority or the Subscriber. Upon termination of this Agreement, the associated ability to submit Electronic Filings through CT DEEP's electronic filing system will also terminate. This Subscriber Agreement becomes effective upon notification of approval by the Connecticut DEEP to the Subscriber and Signatory Authority (which may be either an automated message from the CT DEEP software or a separate notification). The Connecticut DEEP will normally provide notification of the effective date. The Subscriber Agreement will continue until modified by mutual consent or unless terminated with 60 days written notice by either Connecticut DEEP or the Signatory Authority. The Signatory Authority must resubmit this form when responsibility transfers from one person, entity, or organization to another. This Subscriber Agreement should be periodically reviewed and amended or revised when required. The Connecticut DEEP reserves the right to approve or disapprove this Subscriber Agreement.
14. GOVERNING LAW: This Agreement shall be governed by and interpreted in accordance with chapters 445, 446c, and 446k of the Connecticut General Statutes, and the regulations promulgated thereunder as well as Connecticut General Statutes sections 1-266 to 1-286 inclusive, other applicable provisions of the laws of the State of Connecticut, and the federal laws of the U.S.
15. SUBSCRIBER AND SIGNATORY AUTHORITY AGREEMENT:

As the Subscriber, I understand and agree that it is my responsibility:

- To protect my account and eSignature from Compromise, not allow anyone else to use my account, and not share my eSignature with any other person, entity or organization;
- To request to change my eSignature if there is reason to believe it has or will become known to any other person, entity or organization;
- To promptly report to the Connecticut DEEP any evidence of the loss, theft, or other Compromise of my account or eSignature within one business day of becoming aware of such occurrence;
- To notify the Connecticut DEEP, in writing, if my employment is terminated, if I am reassigned or if there is any other change that affects my status pursuant to this Agreement or my authorization to submit documents pursuant to this Agreement. Notification shall occur prior to the time that such a change takes effect.

- To timely review the e-mail and onscreen acknowledgements and copies of Electronic Filings submitted through my account to the Connecticut DEEP; and
- To report any discrepancy, or evidence of a discrepancy, between the Electronic Filing as submitted and what the Connecticut DEEP received.

The Parties further understand and agree that:

- In no event will the Connecticut DEEP be liable to the Regulated Person, the Subscriber, or the Signatory Authority for any special, consequential, indirect or similar damages, including, but not limited to, any lost profits or lost data arising out of the use or inability to use the software or of any data supplied therewith even if Connecticut DEEP or anyone else has been advised of the possibility of such damages, or for any claim by any other Person.
 - The Connecticut DEEP disclaims all warranties, express or implied, including but not limited to implied warranties of merchantability and fitness for a particular purpose, with respect to the software and the accompanying written materials.
16. SUBSCRIBER SIGNATURE: I understand that I will be held as legally bound, obligated, and responsible by the use of my eSignature, which constitutes my electronic signature, as by my handwritten signature, and the eSignature/electronic signature can be enforced in the same manner as a document submitted with a handwritten signature. Further, in submitting Electronic Filings, I certify that I am authorized to submit Electronic Filings and act as signatory on behalf of the Regulated Person for which this submittal is being made. I certify that I have appropriate authority to legally bind said Regulated Person to the statements made as part of any Electronic Filing.

C. Inactivation/Removal

I agree to notify the Connecticut DEEP Administrator if the Subscriber ceases to represent the regulated entity specified above as signatory as soon as this change in relationship occurs, if not before such change occurs.

D. Signatory Authorization

Company Name / Organization["Regulated Person" or Permittee]:	
Secretary of the State Business ID No. (if LLC or Corp): 0935728	
Signatory Authority Name: Erika Klauer	
Email Address: erika_klauer@yahoo.com	Phone Number: 917-822-7155

The Signatory Authority is the appropriate individual identified under, as applicable, RCSA Sections 22a-430-3(b)(2)(A), 22a-174-2a(A), or 22a-449(c)-110 (incorporating 40 CFR §270.11(a)) with the authority to sign Electronic Filings on behalf of the Regulated Person.

I, Erika Klauer, have the authority to enter into this Agreement for Wykeham Rise, LLC [permittee name] under the applicable standards. I request the Connecticut DEEP grant me [and the following individual(s)] the ability to submit Electronic Filings:

[List name(s) of subscriber(s) here]:

In signing this Agreement, I am bound by the terms of this Agreement, and Wykeham Rise, LLC [permittee name] is also bound by this Agreement.



Signatory Authority Signature

Erika Klauer

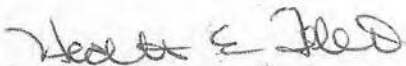
Signatory Printed Name

President

Title

June 8, 2022

Date


HEATHER E. FLEET
Notary Public, State of Connecticut
My Commission Expires Jan. 31, 2026

E. Subscriber Signature

Company Name / Organization: Wykeham Rise, LLC	
Secretary of the State Business ID No. (if LLC or Corp): 0935728	
Subscriber Name: Erika Klauer	
Email Address: erika_klauer@yahoo.com	Phone Number: 917-822-7155
User Name: Wykeham Rise	

The Subscriber is either the Signatory Authority named in Section D of this Agreement, or an individual duly authorized to submit Electronic Filings by the Signatory Authority pursuant to the appropriate standards and regulations (e.g., RCSA §§ 22a-430-3(b)(2)(B), 22a-174-2a(a), 22a-174-4(d), and 22a-449(c)-110 (incorporating 40 CFR § 270.11(b))).

I, Erika Klauer, have the authority to enter into this Agreement for Wykeham Rise, LLC [permittee name] under the applicable standards.

I, Erika Klauer, am authorized by the Signatory Authority named in Section D of this document, who does have the authority under the applicable standards, to enter into this Agreement for Wykeham Rise, LLC [permittee name].


By submitting this Agreement to the Connecticut DEEP I, Erika Klauer, have read, understand, and accept the terms and conditions of this Subscriber Agreement. I certify under penalty of law that I have personally examined and am familiar with the information submitted in this Agreement and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the Agreement, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Erika Klauer
Subscriber Signature

Subscriber Printed Name

President
Title

June 8, 2022
Date


HEATHER E. FLEET
Notary Public, State of Connecticut
My Commission Expires Jan. 31, 2026

Print this form, save a copy for your records, and mail original to the address noted in the instructions.



CIVIL ENGINEERS
LAND SURVEYORS
SOIL SCIENTISTS
LAND PLANNERS

June 1, 2022

Water Permitting and Enforcement Division
Bureau of Material Management and Compliance
Connecticut Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

**Re: General Permit Modification Request for Existing Site for
101 Wykeham Road, LLC General Permit No. GSSD0000011
101 Wykeham Road, Washington, Connecticut**

Dear Reviewing Sanitary Engineer,

This letter is to accompany a new application for a modification to the existing general permit for 101 Wykeham Road LLC, Permit No. GSSD0000011. A previous application for this modification was submitted in 2019 with Ms. Emily Anness as the reviewing engineer as application no. 201908779. The previous application was rejected without prejudice due to legal complications and time constraints on the client's part. These issues have been resolved and this new application is being submitted. The submitted technical plans and wastewater management plan has been revised to account for changes in the proposed buildings as well as to address the comments from the last review on application no. 201908779.

Please find the comments/requests of Ms. Anness in her final review email dated August 2, 2019 in italics followed by our response in bold.

1. General Comments:

- *Please show inverts for all proposed new tanks and pump stations, and labels for all cleanouts.*
- *For groundwater monitoring, please provide the locations of existing or proposed wells to be used.*

Please refer to sheet SDS.D.2 – Standard Detail Sheet-Septic #2 for the “Septic System Elevation Table” for the list of inverts for the septic system components. All proposed septic cleanouts have been labeled. Two groundwater monitoring wells are proposed down gradient of the existing septic leaching field. The first is approximately 50-feet down gradient and the second is approximately 150-feet down gradient of the leaching field. The proposed monitoring wells are located on sheet SDS.2.

2. Main Building SSDS Components:

- *For the main building, please verify the tank sizes for the grease traps and the second septic tank in series. Sheet SDS.D.1 contains schematics for a 2,000-gallon capacity grease trap and 3,500-gallon septic tank, but sheet SDS.1 shows 2,200-gallon grease traps and a 3,000-gallon septic tank.*

Sheet SDS.1 has been corrected. The proposed grease traps are to be 2,000-gallon and the single compartment septic tank is to be 3,500 gallons.

3. Pool House SSDS:

- *Please provide a schematic for a 1,000-gallon dual-compartment septic tank serving the Pool House.*

This has been added to sheet SDS.D1.


4. Existing Leachfield:

- *On sheets SDS.2 and OSD.1, there are three pipes (represented by brown lines) protruding from the existing distribution box, but the pipes do not connect to the leaching units and appear to discharge to the emergency access driveway. Please either remove these from the plan or, if the pipes exist, provide a note on the plan that states whether or not they convey discharges.*

These "extra" pipes exist but are capped inside of the distribution box so no effluent enters them or is conveyed away from the leaching field. A note has been added to the plan (sheet SDS.2) stating that the pipes are capped.

If you have any questions, comments or concerns during your review, please do not hesitate to contact me at (860) 354-9346.

Sincerely,
Arthur H. Howland & Associates, P.C.


Spencer Myles
Senior Project Manager

AUG 26 2022



Connecticut Department of Energy & Environmental Protection
 Bureau of Materials Management & Compliance Assurance
 Water Permitting & Enforcement Division

RECEIVED BY _____

General Permit Registration Form to Discharge from Subsurface Disposal Systems

CPPU USE ONLY	
App #:	<u>202208454</u>
Doc #:	<u>253191</u>
Check #:	<u>40 per reg. d</u>
Program: DOMESTIC SEWAGE UIC	

Print or type unless otherwise noted. You must submit the registration fee along with this form.

Part I: Registration and Fee Type

Check all appropriate boxes identifying the registration type:		Fee	
<input type="checkbox"/> Existing Site ≤ 7500 Gallons Per Day			
<input type="checkbox"/>	Initial Registration	\$250.00	[#2316]
<input type="checkbox"/>	Renewal of Registration: Permit No. _____	\$250.00	[#2317]
<input type="checkbox"/>	Modification of Registration: Permit No. _____	\$250.00	[#2318]
<input type="checkbox"/> Existing Site > 7500 Gallons Per Day			
<input type="checkbox"/>	Initial Registration	\$3,000.00	[#2319]
<input type="checkbox"/>	Renewal of Registration: Permit No. _____	\$250.00	[#2320]
<input type="checkbox"/>	Modification of Registration: Permit No. _____	\$250.00	[#2321]
<input type="checkbox"/> New Site without Proposed Expansion			
<input type="checkbox"/>	Initial Registration	\$3,000.00	[#2324]
<input type="checkbox"/>	Modification of Registration: Permit No. _____	\$250.00	[#2325]
<input type="checkbox"/> New Site with Proposed Expansion			
<input type="checkbox"/>	Initial Registration	\$6,000.00	[#2322]
<input type="checkbox"/>	Modification of Registration: Permit No. _____	\$250.00	[#2323]
<input checked="" type="checkbox"/>	Wastewater Management Plan Submittal for Existing Sites Only EI: Subsurface Sewage Disposal Systems Serving Existing Facilities-GP-WMP	\$0	[#1812]

Part II: Registrant Information (continued)

a) Registrant Type (check one):

individual federal agency state agency municipality tribal

*business entity (*If a business entity complete i through iii):

i) check type: corporation limited liability company limited partnership
 limited liability partnership statutory trust Other: _____

ii) provide Secretary of the State business ID #: 1167068 This information can be accessed at the Secretary of State's database. ([onlineBusinessSearch \(ct.gov\)](http://onlinebusinesssearch.ct.gov))

iii) Check here if you are **NOT** registered with the Secretary of State's office.

Check here if any co-registrants. If so, attach additional sheet(s) with the required information as requested above.

b) Registrant's interest in property at which the proposed activity is to be located:

site owner option holder lessee easement holder operator

other (specify): _____

2. Billing contact, if different than the registrant.

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

3. Primary contact for departmental correspondence and inquiries, if different than the registrant.

Name: **Arthur H. Howland & Associates, P.C.**

Mailing Address: 143 West Street, Suite E

City/Town: New Milford

State: CT

Zip Code: 06776

Business Phone: 860-354-9346

ext.:

Contact Person: Spencer Myles

Phone: 860-354-9346

ext. 101

*E-mail: smyles@ahhowland.com

*By providing this e-mail address you are agreeing to receive official correspondence from the department, at this electronic address, concerning the subject registration. Please remember to check your security settings to be sure you can receive e-mails from "ct.gov" addresses. Also, please notify the department if your e-mail address changes.

4. Attorney or other representative, if applicable:

Firm Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Attorney:

Phone:

ext.

E-mail:

Part II: Registrant Information (continued)

5. Facility Operator, if different than the registrant:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

6. List any engineer(s) or other consultant(s) employed or retained to assist in preparing the registration or in designing or constructing the activity.

Name: **Arthur H. Howland & Associates, P.C.**

Mailing Address: 143 West Street, Suite E

City/Town: New Milford

State: CT

Zip Code: 06776

Business Phone: 860-354-9346

ext.:

Contact Person: Spencer Myles

Phone: 860-354-9346

ext. 101

E-mail: smyles@ahhowland.com

Service Provided: **Plan and document preparation/Engineering**

Check here if additional sheets are necessary, and label and attach them to this sheet.

Part III: Pre-Application Meeting

If a pre-application meeting was held concerning the subject activity, provide the following:

DEEP Staff Name: _____

Pre-Application Meeting Date: _____

Part IV: Site Information

1. SITE NAME AND LOCATION

Name of Site : **Wykeham Rise**

Street Address or Location Description: **101 Wykeham Road**

City/Town: **Washington**

State: **CT**

Zip Code: **06793**

Tax Assessor's Reference: Map **03**

Block **06**

Lot **12**

[Latitude and longitude of the exact location of the proposed activity in degrees, minutes, and seconds or in decimal degrees: Latitude: **41.636290** Longitude: **-73.296430**

Method of determination (check one):

GPS USGS Map Other (please specify): **www.latlong.net**

If a USGS Map was used, provide the quadrangle name:]

2. **TRIBAL LANDS:** Will the activity which is the subject of this registration be located on federally recognized tribal lands? Yes No

3. **COASTAL BOUNDARY:** Will the activity which is the subject of this registration be located within the coastal boundary as delineated on DEEP approved coastal boundary maps? Yes No

If yes, and this registration is for a new authorization or a modification of an existing authorization where the physical footprint of the subject activity is modified, submit a Coastal Consistency Review Form (DEEP-APP-004) with this completed application as Attachment B.

Information on the coastal boundary is available at www.cteco.uconn.edu/map_catalog.asp (Select the town and then select coastal boundary. If the town is not within the coastal boundary you will not be able to select the coastal boundary map.) or the local town hall or on the "Coastal Boundary Map" available at the DEEP Store (860-424-3555 or deep.store@ct.gov).

4. **NATURAL DIVERSITY DATA BASE (NDDB) - ENDANGERED OR THREATENED SPECIES:** According to the most current "Natural Diversity Data Base Areas Maps", will the activity which is the subject of this application, including all impacted areas, be located within an area identified as, or otherwise known to be, a habitat for state listed endangered, threatened or special concern species?

Yes No Date of Map: **December 2021**

If yes, complete and submit a Request for NDDB State Listed Species Review Form (DEEP-APP-007) to the address specified on the form, **prior** to submitting this application. Please note NDDB review generally takes 4 to 6 weeks and may require the applicant to produce additional documentation, such as ecological surveys, which must be completed prior to submitting this permit application. A copy of the NDDB Determination response letter that has not expired **must** be submitted with this completed application as Attachment C. Include a copy of any mitigation measures developed for this activity and approved by NDDB. Be aware that you must renew your NDDB Determination if it expires before project work commences.

For more information visit the DEEP website at [Endangered-Species-ReviewData-Requests](#) or contact the NDDB at deep.nddbrequest@ct.gov.

Part IV: Site Information (continued)

5. **AQUIFER PROTECTION AREAS:** Is the site located within a mapped Level A or Level B Aquifer Protection Area, as defined in CGS section 22a-354a through 22a-354bb?

Yes No If **yes**, check one: Level A **or** Level B

If **Level A**, are any of the regulated activities, as defined in RCSA section 22a-354i-1(34), conducted on this site? Yes No

If **yes**, and your business is **not** already registered with the Aquifer Protection Program, contact local aquifer protection agent or DEEP to take appropriate actions.

For more information on the Aquifer Protection Area Program visit the DEEP website at Aquifer Protection or contact the program at DEEP.AquiferProtection@ct.gov.

6. **CONSERVATION OR PRESERVATION RESTRICTION:** Will the activity which is the subject of this application be located within a conservation or preservation restriction area? Yes No

If Yes, proof of written notice of this application to the holder of such restriction or a letter from the holder of such restriction verifying that this application is in compliance with the terms of the restriction, must be submitted as Attachment D.

Part V: Activity Specific Information

1. Number of parcels or lots on site: 1
2. Number of subsurface disposal systems on site: 1
3. Total design flow of all on site systems: 10,450 gal.
4. If there is a community system, indicate the system label: 301-2

5. In the table below, describe each subsurface disposal system indicated in item #2 above. Label each system (e.g., #1, #2, etc.). If the condition of the system is unknown, indicate 'unknown'.

System Label	Total Flow	Condition of System
301-2	10,450	Good Condition, System dormant since 2004

Check here if additional sheets are necessary, and label and attach them to this sheet.

6. Describe the repair(s) to existing systems, if applicable.

The existing leaching field is to remain. All leaching field venting is to be repaired/replaced during the construction phase. New septic tanks, grease interceptor tanks, pump chambers, septic lines and force mains are proposed to be replaced during construction based on submitted septic plans.

7. Describe modification(s) to existing systems, if applicable.

No changes to the leaching field/trenches are proposed.

8. Describe proposed expansion(s), if applicable

No expansion of the existing leaching field is proposed. Existing buildings and infrastructure is to be razed and removed. New buildings proposed as depicted on plans prepared by Arthur H. Howland & Associates, P.C. The total existing design flow of 10,450 gpd is not to be exceeded.

Check here if additional sheets are necessary, and label and attach them to this sheet.

Part VI: Supporting Documents

Please check the box by the attachments being submitted as verification that *all* applicable attachments have been submitted with this registration form. When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment A, etc.) and be sure to include the registrant's name as indicated on this registration form.

The following attachments are required for all registrations:

- Attachment A: For all registrations, an 8 1/2" X 11" copy of the relevant portion or a full-sized original of a USGS Quadrangle Map indicating the exact location of the site, if not previously submitted. Indicate the quadrangle name on the map.
- Attachment B: Coastal Consistency Review Form (DEEP-APP-004), if applicable.
- Attachment C: A copy of the NDDDB Determination response letter that has not expired, if applicable. Include a copy of any mitigation measures developed for this activity and approved by NDDDB. Do *not* submit any NDDDB Preliminary Site Assessments with your registration. Be aware that you must renew your NDDDB Determination if it expires before project work commences.
- Attachment D: Conservation or Preservation Restriction Information, if applicable
- Attachment E: Signed and notarized copy of the Connecticut DEEP NetDMR Subscriber Agreement

In addition to the above attachments, the following attachments are required for registrations containing a proposed repair, building conversion, change in use or expansion:

Prior to preparation of a technical plan or WMP, the registrant must contact the Department to schedule a site investigation to be observed by Department staff. Contact Subsurface Group at 860-424-3018. Such investigation may include, but not be limited to, deep test hole soil descriptions, groundwater depth, restrictive layer depth, redoximorphic features, permeability sampling and analyses, and all time and measurement readings for any required percolation test(s).

- Attachment F: Technical Plan prepared in accordance with the requirements of Section 4(c)3(A) of this general permit.
- Attachment G: Wastewater Management Plan (WMP) prepared in accordance with the requirements of Section 4(c)3(B) of this general permit.

Part VI: Registrant Certification

The registrant *and* the individual(s) responsible for actually preparing the registration must sign this part. A registration will be considered incomplete unless all required signatures are provided. [If the registrant is the preparer, please mark N/A in the spaces provided for the preparer.]

"I certify that:

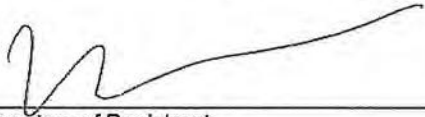
I have read the **General Permit to Discharge from Subsurface Sewage Disposal Systems Serving Existing Facilities** issued by the Commissioner of the Connecticut Department of Energy and Environmental Protection; and that the discharge from the subsurface sewage disposal system(s) which are the subject of this registration are eligible for authorization under such permit; that all applicable requirements of such permit are being met or on an assigned schedule to be met; and that a functioning and effective system is in place or will be in place to assure that all such requirements are met so long as the discharge(s) which are the subject of this registration continue.

Other than what is being proposed through this registration and addressed through the development of the WMP, there are no known or apparent failed or malfunctioning systems evident on the site.

I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.

A copy of the registration, including supporting documents, has been provided to the local health department and the State Department of Public Health and for community systems, to the local water pollution control authority.

I understand that a false statement in the submitted information may be punishable as a criminal offense, in accordance with section 22a-6 of the General Statutes, pursuant to section 53a-157b of the General Statutes, and in accordance with any other applicable statute."



Signature of Registrant

June 8, 2022

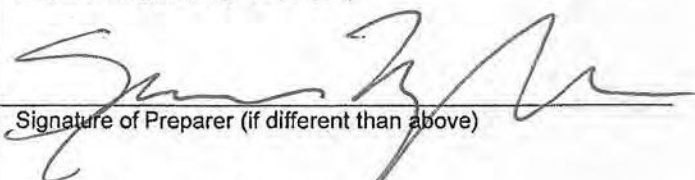
Date

Erik Mauer

Name of Registrant (print or type)

M.D

Title (if applicable)



Signature of Preparer (if different than above)

6/6/2022

Date

Howland & Assoc. P.C.; Spencer Myles

Name of Preparer (print or type)

Senior Project Manager

Title (if applicable)

Check here if additional signatures are required. If so, please reproduce this sheet and attach signed copies to this sheet. You must include signatures of any person preparing any report or parts thereof required in this registration (i.e., professional engineers, surveyors, soil scientists, consultants, etc.)

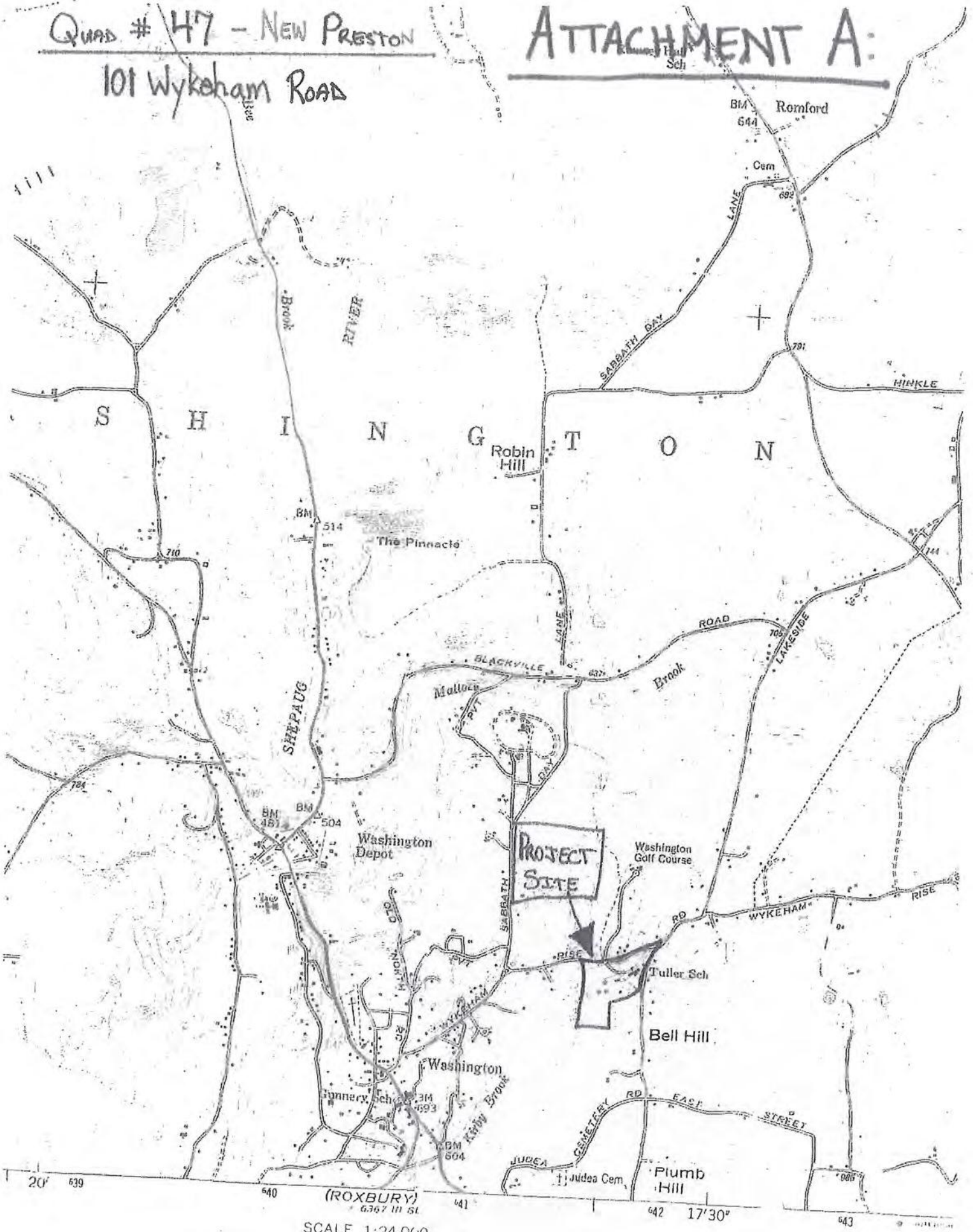
Note: Please submit this completed Registration Form, Fee, and all Supporting Documents to:

CENTRAL PERMIT PROCESSING UNIT
 DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
 79 ELM STREET
 HARTFORD, CT 06106-5127

QUAD # 47 - NEW PRESTON

101 Wykeham Road

ATTACHMENT A:



SCALE 1:24 000

ATTACHMENT D:

To Whom It May Concern:

My name is Erika Klauer and I am the holder of the restriction holder relating to 101 Wykeham Road. This permit application is in compliance with that restriction. If you should have any further questions, please call me – 917-822-7155.

Thank you,

A handwritten signature in black ink, appearing to be 'Erika Klauer', with a long, sweeping horizontal line extending to the right.

Erika Klauer

June 12, 2019



CIVIL ENGINEERS
LAND SURVEYORS
SOIL SCIENTISTS
LAND PLANNERS

June 1, 2022

Water Permitting and Enforcement Division
Bureau of Material Management and Compliance
Connecticut Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

**Re: General Permit Modification Request for Existing Site for
101 Wykeham Road, LLC General Permit No. GSSD0000011
101 Wykeham Road, Washington, Connecticut**

Dear Reviewing Sanitary Engineer,

This letter is to accompany a new application for a modification to the existing general permit for 101 Wykeham Road LLC, Permit No. GSSD0000011. A previous application for this modification was submitted in 2019 with Ms. Emily Anness as the reviewing engineer as application no. 201908779. The previous application was rejected without prejudice due to legal complications and time constraints on the client's part. These issues have been resolved and this new application is being submitted. The submitted technical plans and wastewater management plan has been revised to account for changes in the proposed buildings as well as to address the comments from the last review on application no. 201908779.

Please find the comments/requests of Ms. Anness in her final review email dated August 2, 2019 in italics followed by our response in bold.

1. General Comments:

- *Please show inverts for all proposed new tanks and pump stations, and labels for all cleanouts.*
- *For groundwater monitoring, please provide the locations of existing or proposed wells to be used.*

Please refer to sheet SDS.D.2 – Standard Detail Sheet-Septic #2 for the “Septic System Elevation Table” for the list of inverts for the septic system components. All proposed septic cleanouts have been labeled. Two groundwater monitoring wells are proposed down gradient of the existing septic leaching field. The first is approximately 50-foot down gradient and the second is approximately 150-foot down gradient of the leaching field. The proposed monitoring wells are located on sheet SDS.2.

2. Main Building SSDS Components:

- *For the main building, please verify the tank sizes for the grease traps and the second septic tank in series. Sheet SDS.D.1 contains schematics for a 2,000-gallon capacity grease trap and 3,500-gallon septic tank, but sheet SDS.1 shows 2,200-gallon grease traps and a 3,000-gallon septic tank.*

Sheet SDS.1 has been corrected. The proposed grease traps are to be 2,000-gallon and the single compartment septic tank is to be 3,500 gallons.

3. Pool House SSDS:

- *Please provide a schematic for a 1,000-gallon dual-compartment septic tank serving the Pool House.*

This has been added to sheet SDS.D1.

4. Existing Leachfield:


- *On sheets SDS.2 and OSD.1, there are three pipes (represented by brown lines) protruding from the existing distribution box, but the pipes do not connect to the leaching units and appear to discharge to the emergency access driveway. Please either remove these from the plan or, if the pipes exist, provide a note on the plan that states whether or not they convey discharges.*

These "extra" pipes exist but are capped inside of the distribution box so no effluent enters them or is conveyed away from the leaching field. A note has been added to the plan (sheet SDS.2) stating that the pipes are capped.

If you have any questions, comments or concerns during your review, please do not hesitate to contact me at (860) 354-9346.

Sincerely,

Arthur H. Howland & Associates, P.C.


Spencer Myles
Senior Project Manager



**ARTHUR H. HOWLAND
& ASSOCIATES, P.C.**

CIVIL ENGINEERS
LAND SURVEYORS
SOIL SCIENTISTS
LAND PLANNERS

LETTER OF TRANSMITTAL

To: State of CT DEEP	DATE: August 25, 2022
	JOB #: 5343
RE: Wykeham	

WE ARE SENDING YOU: electronic & Deliver

X ATTACHED UNDER SEPARATE COVER

PLANS COPY OF LETTER PRINTS SPECIFICATIONS

OTHER:

COPIES	DATE	DESCRIPTION
		Request letter for modification
		General Permit Registration – Wastewater Management Plan Submission
		Wastewater Management Plans
		Revised Technical Plans

THESE ARE TRANSMITTED AS FOLLOWS:

X AS REQUESTED FOR YOUR USE REVIEW & COMMENT X FOR APPROVAL

APPROVED AS SUBMITTED APPROVED AS NOTED RETURNED FOR CORRECTIONS

COMMENTS:

Sincerely,

Arthur H. Howland & Associates, P.C.

Heather Fleet
Office Manager

CC:

Inn

Natalie Dyer <nhdyer16@gmail.com>

Thu 2/23/2023 4:42 PM

To: Shelley White <swhite@washingtonct.org>

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I am totally against the Inn being proposed on Wykeham Rd as its size is totally out of proportion to the site. The road is too narrow for increased traffic and the lack of water is a serious problem. There are environmental concerns as well. Please consider how such an inn could negatively impact our town.

Natalie H Dyer

Sent from my iPad

Washington Zoning for 2/27 mtg

Philip <kabina@charter.net>

Thu 2/23/2023 9:56 PM

To: Shelley White <swhite@washingtonct.org>

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Hi Shelley-I'd like this to be included for the record for the 2/27 meeting. I'd like for all the ZC members to read this or it be read aloud. Thanks-Phil

Philip Dutton

917 972 4912

<mailto:kabina@charter.net>



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Washington Zoning Is Bound by Its Regulations

By DAVID OWEN

I usually read news coverage of the Washington Zoning Commission by holding the paper at arm's length and squinting at it, to avoid becoming embarrassed by something that I may have said. Nevertheless, in recent months I've become aware of what I believe to be several misconceptions concerning zoning-related matters, and I want to comment on a few of them.

First, cell towers. The two most common complaints I hear about the commission have to do with cell towers: First, that we that we have recklessly allowed them to be built in Washington; second, that we have stubbornly kept them out. Both complaints are groundless. Decisions regarding the placement of cell towers in Connecticut are made exclusively by the Connecticut Siting Council. Municipalities have some limited opportunities to express opinions about particular sites but they are prevented by federal law from impeding the expansion of the national telecommunications network.

Wireless providers don't file zoning applications. The reason that Washington has few cell towers is that wireless providers, thus far, have found it unprofitable to place more of them here. The largest section of Washington's zoning regulations is the section concerning telecommunications facilities, including cell towers, but we wrote and adopted those regulations many years ago, when there were still questions about the role of towns in making decisions about the placement of some kinds of communications towers.

Today, given current limitations on the authority of zoning commissions, it might make sense to overhaul and considerably condense that section. I think that such a change would make sense, but when

we raised that possibility a few years ago, there was a tremendous outcry, and we dropped it.

Second, it has been said that the reason the former Texaco station in the Depot is vacant is that the Zoning Commission won't allow anything to be built there. That is not the case. In fact, the commission made an extraordinary effort a few years ago to broaden the possibilities for all lots in the Depot, including that one, by significantly relaxing its requirements regarding setbacks, lot coverage, and parking. Those changes remain in effect, and they continue to enlarge the range of options for any potential developer in that district. The difficulties faced by the owner of that property do not involve Washington's zoning regulations.

Third, it has been said that the Zoning Commission denied an application for a moderate-income housing development. I assume that the development referred to is Myfield, and I will remind everyone that the commission has never denied a Myfield application or any other application for moderate-income housing. In fact, the commission considered two Myfield applications and approved both of them.

Fourth, it has been said that the Zoning Commission denied an application for school playing fields. I assume that the reference is to a private-school property on South Street. The commission has never denied, or approved, an application for playing fields on that site. Such an application was submitted, but it was withdrawn by the applicant in 2001, apparently in response to objections raised by neighbors. The one application we did act on for that site—for an environmental education center—we approved.

Fifth, it has been suggested that the town's 112 pages of zoning regulations are

not always a reasonable basis for making zoning decisions. All zoning commissioners are bound by law and by their oath of office to apply those 112 pages of regulations in exactly that way. Zoning commissioners can seek to change regulations that seem to them to "defy common sense," but they can't simply ignore or overlook regulations they happen to disagree with. If an application complies with the town's regulations, it must be approved; if it does not, it must be denied.

Sixth, I have heard the recent election referred to as a referendum on a particu-

If an application complies with the town's regulations, it must be approved; if it does not, it must be denied.

lar decision by the Zoning Commission. I would remind all zoning commissioners that, by law, no zoning decision is made by referendum. A zoning commission is bound to adhere to its regulations, even when doing so may be unpopular. When residents of the town, or members of the Zoning Commission, feel that existing regulations are inadequate or misguided or outdated, they can seek to amend them through the process described in the regulations and in the Connecticut statutes. That happens all the time.

Seventh, members of planning commissions, zoning commissions, and zoning boards of appeals are prohibited by state law from participating in the hearings or decisions of those same commissions in any matter in which they are directly or indirectly interested in a personal or financial sense.

According to our attorney, Michael Zizka, a "personal interest" in such a decision "may include a close friendship or

other association with the applicant. It may also include situations in which a member may gain a personal business advantage as a result of his or her actions on an application. Where a commission member is disqualified for one of the foregoing reasons, that fact must be entered on the records of the commission." In addition, members of those three commissions are not allowed to appear for or represent others before any of those same commissions, whether they are paid to do so or not.

Eighth, it has been suggested that the town's zoning regulations are subsidiary to its Plan of Conservation and Development. This is a subject I have discussed at some length over the years with two of our attorneys, and I want to summarize those conversations.

The role of the Plan of Conservation and Development in land-use matters is established by state law, but is also circumscribed by it. The Zoning Commission must consider the plan when adopting or revising regulations—and it must submit proposed regulation changes to the Planning Commission for review, and, if the Planning Commission recommends against adoption, the Zoning Commission can approve such changes only by a two-thirds-majority vote, which on a five-member commission means a vote of 4-to-1. But the Zoning Commission is not bound by the Plan of Conservation and Development—and if it were so bound it would often face an irresolvable dilemma because the plan includes many elements that are, or can be, mutually exclusive.

Ninth, when citizens become members of a zoning commission, they sacrifice several rights, among them the right to freely discuss certain kinds of zoning matters with other people and, especially, with other members of the commission. Connecticut's Freedom of Information Act requires that almost all meetings of zoning commissions be conducted in pub-

lic and recorded.

If one member of a five-member zoning commission has a telephone conversation about a pending application with one other member of the commission and then discusses the same application with a third member of the commission, those three commissioners can be considered to have conducted an illegal meeting, since a majority of the commissioners were ultimately involved. If such meetings are to take place legally, the public must be notified in advance, and a public record must be kept. Even two members discussing zoning matters can present a Freedom of Information problem.

I asked our attorney if a two-member subcommittee of the Zoning Commission would be required to post notices and agendas, and keep minutes of their discussions, and he said, yes. The soundest course for all commissioners, I believe, is to save all such conversations for formal meetings and public hearings, to keep the decision-making.

Tenth, decisions by zoning commissioners must always be made without bias or predetermination. I will quote from Attorney Zizka's own excellent book, "What's Legally Required?"—which I highly recommend to all members of the commission. He writes, "No member of any commission should publicly take a position on the granting or denial of an application before the application has been formally heard and considered by the commission. ... [E]ach commission member should avoid making statements that could suggest the member has made up his or her mind about an application before its merits have been fully considered. The purpose of this rule is to protect and preserve public confidence in the commission's ability to make a fair decision."

David Owen is chairman of the Washington Zoning Commission.

101 Wykeham

Philip <kabina@charter.net>

Thu 2/23/2023 11:27 AM

To: Shelley White <swhite@washingtonct.org>

CAUTION: This email originated from outside of Town of Washington. USE CARE when opening attachments or links.

To The Washington Zoning Commission and all the townspeople of Washington,

This is a brief letter written in support of the proposed Wykeham Rise Inn.

The original proposal for this project dates back to 2008.

The project has been modified, litigated, discussed and modified and litigated again and again.

We all, hopefully, know the history of the property. Wykeham Rise School was founded in 1902 and closed its doors in 1989.

The school and property were transformed into the Swiss Hospitality Institute which, in 1992, was granted permission to operate an Inn on the property.

Few, if any, people complained about "traffic" and "noise" during the previous ~100 years of the property's various iterations.

There are approximately 450+ letters on file in the land use office in support of the proposed Inn.

Countless people have attended zoning meetings related to this project.

The reasonable guesstimate is that 90% of those attending meetings and/or writing letters are in support of the project.

I'm not sure we need to re-hash all the talking points about "Economic benefits" of the project vs "Traffic and Noise" but there are plenty of concrete examples of successful hotel development projects in Litchfield County. I recently reviewed the minutes from ZC meetings dating back ~3 years.

I was particularly dismayed that a current sitting commissioner stated ""We've allowed a business to be established in a residential area..And we're destroying a neighborhood..and all of a sudden we caved."

As a former member of Washington's Zoning Commission I'd like to remind all the ZC members that it's of the utmost importance to be well informed of our regulations and proposals that come before the commission.

While we can all respect everyone's personal feelings about projects, as ZC members it is your job to follow the rules and regulations that have been set forth through many years of effort by previous ZC members.

Our regulations have been crafted to serve the community and all of its varying interests.

Fortunately the current commissioner who made the above mentioned statement was informed that " there were many other people (including ZC members) who were in favor of it and, in the end, it was approved 4-1"

It would appear that the current proposal for 101 Wykeham Road has met the regulations required for the project to be finally approved.

It's about time.

Sincerely,

Philip Dutton

Philip Dutton

917 972 4912

<mailto:kabina@charter.net>

Hunt Zoning letter

Kitty Hunt <kittyhunt7@gmail.com>

Thu 2/23/2023 9:01 AM

To: Shelley White <swhite@washingtonct.org>

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Please read and share with all Zoning committee members. Thank you.

Rick & Kitty Hunt
7 Golf Course Rd.
Washington, CT

Members of the Zoning Commission:

We have been full time Washington residents since 1986. We were fortunate to purchase our property, and we built our home here. We love this town, have raised our family here, and plan to continue living here, God willing.

I think we have a fairly good perspective on Washington since we've lived here for 37 years. We've seen Wykeham Rise, Swiss Hospitality, The Rolling Stones and other uses for 101 Wykeham that I'm sure I've forgotten about...

We are writing now to express our ongoing opposition to the latest proposal for 101 Wykeham. Our objections are shared wholeheartedly by other residents, as you well know.

Everyone agrees that the burnt out, decaying buildings need to be removed, and something productive needs to happen with this property. If my memory is correct, the fire occurred in January, 2017! The owner of the property uses the fact that the buildings have been ignored and left "as is" for so long, as a way to manipulate whatever her latest agenda/plan is. And it works pretty well for her... Many people are tired of seeing this mess, and want something, anything, to happen so it's cleaned up. So, we now have this latest version of her "hotel".

There have been so many different proposals at 101 Wykeham that I honestly can't remember half of them. This just keeps changing and unfortunately it is now a Huge, totally inappropriate plan for this neighborhood. Didn't it start out as a eco friendly small Inn? This latest plan certainly doesn't look like that— with the noise, ridiculous 24 hour lighting, outdoor event tents with music (sound travels quite nicely in this little valley), traffic, high water usage, etc... all on a very inappropriate scale for a rural neighborhood. Please remember this is a residential neighborhood, not a commercial district. Many people live here and aren't just weekend residents! The problems that will accompany this project will have a negative impact, not only on the neighborhood, but also on our once quiet community. Please think this through thoroughly...

Surely there is an appropriate and mutually acceptable plan that could benefit Washington, keep the surrounding neighborhood somewhat rural (we hope) and satisfy the property's owner. The current plan just isn't acceptable, as pointed out in the letters you've received from my neighbors and friends. I won't

repeat all those very real issues again in detail in my letter. These objections aren't based on emotional outrage, or some NIMBY attitude —they are facts.

We're asking you not to rush this project at this point. (After all, it's been ongoing for about half the time we've lived here) and it now has morphed into something so out of place that we can't believe anyone would approve it here.

Please do the right thing here for Washington and approve a plan that fits the town and the neighborhood. Let's get it right, please.

Thank you for reading this letter.

Rick and Kitty Hunt

Sent from my iPad

Wykeham Rise project

Roberta Satow <roberta.satow@gmail.com>

Thu 2/23/2023 9:13 PM

To: Shelley White <swhite@washingtonct.org>

Cc: Bonnell Lombardi <bandrlombardi@gmail.com>; Matilda Giampietro <matildagiampietro@gmail.com>; Barbara Robinson <barbarapaulrobinson@me.com>

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To the Zoning Board,

My family has lived on Old Litchfield Road for 43 years. We have had to live with the eyesore of the former Wykeham School for over a decade, driving past it and feeling depressed because it was once such a beautiful property that brought a smile because we were so close to home. All of the people in our neighborhood have lived with the ugliness of the site, hoping that eventually there would be a proposal that made it beautiful once again. Instead, after all these years of bearing the sight of it, we are now told the zoning board is considering a proposal that will destroy our neighborhood entirely. The proposed hotel/spa/restaurant will pollute our beautiful neighborhood with noise, traffic and night lights. The proposed property is too tall, too big and too intrusive to be allowed at that site. I cannot understand how the zoning board could even consider such a monstrosity.

Respectfully but with great anxiety,
Roberta Wool

Wykeham Rise

Richard Wool <richardwool06@gmail.com>

Thu 2/23/2023 7:53 PM

To: Shelley White <swhite@washingtonct.org>

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Dear Ms. White:

My wife and I have resided at 25 Old Litchfield Road since 1980. We were devoted weekenders for many years and now are full-time residents. While we have experienced much change in our lives, our connection with Washington has remained constant.

It is therefore with great anxiety and fear for our community that I write in opposition to the plan for the development of the Wykeham property that is again going before the Zoning Commission. We strongly opposed the proposal for a hotel/restaurant facility in 2010 and for many years thereafter. The scope of the proposed facility was far too large for the Wykeham property and there were accompanying concerns about traffic, parking and noise as well as serious septic and water issues. Those issues remain today with the important caveat that the proposal now under consideration replicates the original but is now a building compound on steroids. It's unfortunate that the property has become an eyesore over the years. If the owners really cared about the property and the neighborhood, why have they allowed it to deteriorate so much -- even after the fire of several years ago?

I understand that potential investors want a reasonable return on their investment and that is probably not possible with a scaled-down project. The considerations of an investment consortium should not supersede the interests of a community. It's simply hard to imagine that a five-story building with concomitant lighting and parking on a rural road can be seen as a community enhancement.

Sincerely,

Richard Wool
25 Old Litchfield Road

Wendell and Florence Minor
15 Old North Road
Washington, CT 06793

February 22, 2023

Washington Zoning Commission
Washington Inland Wetlands & Watercourses Commission
Washington Board of Selectmen
Washington Town Hall
Washington Depot, CT 06794

Att: Shelley White, Tammy Rill
swhite@washingtonct.org
trill@washingtonct.org

Re: 101 Wykeham Road property concerns

Dear Commissioners:

Once again my husband Wendell and I are compelled to express our ongoing concerns regarding the water supply for the proposed hotel/restaurant/spa at 101 Wykeham Road in Washington.

Over the last fifteen years we have written numerous letters, and expect that you are well aware that as residents of Washington who do not have a well and depend on Aquarion, Wendell and I are not alone in these concerns. We seriously question the ability of Aquarion to provide an ample supply of water to a resort of this size, while simultaneously providing water to those of us who have lived in this neighborhood for many decades.

It's not a stretch to imagine that hotel guests do not think about restrictions on their water usage, and should a supply problem arise they can pack up and leave, while town residents suffer the consequences.

On the evening of January 22, 2017, Wendell and I were horrified to see a massive bright red glow across the road from our home on Old North North Road. Not until we called friends and neighbors did we learn that the old Wykeham Rise School was ablaze. And it would be so through the following morning. Firefighters battled the fire but their efforts were hampered by the lack of water service on the property. Tankers from more than a dozen area towns had to truck water to the site, as no water sources near school property provided enough water to successfully combat the flames. Thankfully no private residences were impacted by the fire,

which was fortunate. However, to this day, Erika Klauer, who has proven herself to be anything but a responsible steward of the property she owns, has chosen to leave the property in a dangerous, and unsightly state of ruins... for six long years.

Given the significant water supply issues, along with so many other legitimate concerns of neighbors, is there truly a justifiable reason that a proposal of this magnitude, impacting traffic safety on a narrow winding road, full time lighting and constant noise, be granted permission to sully our beautiful, peaceful neighborhood? We think not.

Thank you for your consideration.

Sincerely,

Wendell and Florence Minor

Re: Feb. 27th Zoning meeting RE: 101 Wykeham Road property concerns

Shelley White <swhite@washingtonct.org>

Thu 2/23/2023 2:53 PM

To: Florence Minor <florence@minorart.com>; Tammy Rill <trill@washingtonct.org>

Ms. Minor,

We have received your letter. The letters are being sent to the commissioners as we receive them and I am keeping an electronic and physical file of all of them. It is up to the Chairman as to whether all of the letters will be read at the meeting. In the past they have not been.

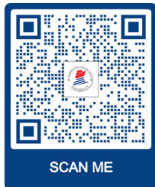
Kindly,

Shelley White

Land Use Administrator, Town of Washington

860-868-0423

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or use the link: <https://washingtonct.viewpointcloud.com/>

From: Florence Minor <florence@minorart.com>

Sent: Thursday, February 23, 2023 12:53 PM

To: Shelley White <swhite@washingtonct.org>; Tammy Rill <trill@washingtonct.org>

Subject: Feb. 27th Zoning meeting RE: 101 Wykeham Road property concerns

CAUTION: This email originated from outside of Town of Washington. USE CARE when opening attachments or links.

Dear Shelley White and Tammy Rill,

Attached please find a letter from Wendell and Florence Minor to be read and included in the minutes of the February 27, 2023 Zoning meeting.

If you would be kind enough to acknowledge receipt of this emailed letter, we'd very much appreciate it.

Thank you,

Wendell and Florence Minor

wendell@minorart.com
florence@minorart.com
(860) 868-9101
<http://www.minorart.com>

Protest plans for Wykham Hotel proposal.

Wendy Luers <wluers@fcsny.org>

Thu 2/23/2023 11:32 AM

To: Shelley White <swhite@washingtonct.org>

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To Whom it

May Concern,

My husband Ambassador William Luers and I strongly are opposed to the Wykham Hotel proposal which is completely out of scale for the residential neighborhood, inappropriate for the road, and dreadful for our town and especially the neighbors.

We have owned our house here since

1990, we vote here and we cherish the beauty, open spaces and quiet of our very special town. This would be a disaster. And would ruin the rural nature of Washington that makes it so special.

Sincerely,

Wendy Luers

Wendy W Luers

44 Upper Church Hill Road

Washington Depot, CT 06794

917-797-5288

Sent from my iPhone