

TOWN OF WASHINGTON

MANDATORY LAND USE PRE-APPLICATION FORM

This form is *required* for all health, wetlands, zoning, planning, and building applications *except* for interior or exterior work on *existing* buildings, which *in no way* expands or alters the footprint.

No planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the State legislation in its entirety, re-printed for your convenience on the reverse of this form, Public Act 05-124, Effective October 1, 2005.

Provide the legal name of the property owner(s) and the street address of the property for which one of the above applications will be submitted, then complete either section A or B below.

Property Owner(s) of Record Perlman, Richard + Hanson, Ellen Surv

Subject Property Address 36 Hinkle Road, Washington, CT 06793

A. I hereby certify that *there are no* conservation easements or restriction, nor any preservation restrictions on the above-referenced property.

Signature of Property Owner _____ Date _____

Signature of Property Owner _____ Date _____

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

The name of the easement or restriction holder is Steep Rock Association, Inc.

The phone number of the easement or restriction holder is (203)868-9131

You must obtain and attach one of the following:

(1) proof that the easement or restriction holder was notified not less than 60 days in advance of the application by certified mail, return receipt requested, of the property owner's intent to apply for a planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals permit, *or*

(2) a letter from the easement or restriction holder verifying that the application is in compliance with the terms of the easement or restriction.



Substitute House Bill No. 6783

Public Act No. 05-124

AN ACT CONCERNING THE PRESERVATION AND USE OF AGRICULTURAL LANDS AND CONSERVATION AND PRESERVATION RESTRICTIONS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 47-42a of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2005):

For the purposes of sections 47-42b and 47-42c and Section 2 of this act, the following definitions shall apply:

(a) "**Conservation restriction**" means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including, but not limited to, the state or any political subdivision of the state, or in any order of taking such land whose purpose is to retain land or water areas predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use.

(b) "**Preservation restriction**" means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of land, including, but not limited to, the state or any political subdivision of the state, or in any order of taking of such land whose purpose is to preserve historically significant structures or sites.

Section 2. (a) For purposes of this section, "state or local land use agency" includes, but is not limited to, a municipal planning commission, municipal zoning commission, combined municipal planning and zoning commission, a municipal zoning board of appeals, municipal inland wetlands and watercourses agency, a municipal historic district commission and any state agency that issues permits for the construction or improvement of real property.

(b) No person shall file a permit application with a state or local land use agency or a local building official or director of health, other than for interior work in an existing building or for exterior work that does not expand or alter the footprint of an existing building, relating to property that is subject to a conservation restriction or a preservation restriction unless the applicant provides proof that the applicant has provided written notice of such application, by certified mail, return receipt requested, to the party holding such restriction not later than sixty (60) days prior to the filing of the permit application. In lieu of such notice, the applicant may submit a letter from the holder of such restriction or from the holder's authorized agent, verifying that the application is in compliance with the terms of the restriction. If the applicant has provided written notice pursuant to this subsection, the holder of the restriction may provide proof to the state or local land use agency or local building official or director of health that granting of the permit application will violate the terms of the restriction and such agency, official or director shall not grant the permit.

(c) If the applicant fails to comply with the provisions of subsection (b) of this section, the party holding the conservation or preservation restriction may, not later than fifteen (15) days after receipt of actual notice of permit approval, file an appeal with the state or local land use agency or local building official or director of health, subject to any rules of such agency, official or director relating to appeals. The agency, official or director shall reverse the permit approval upon a finding that the requested land use violates the terms of such restriction.



Steep Rock Association, Inc.
P.O. Box 279 Washington Depot, Connecticut 06794
Phone: (860) 868-9131 .www.steeprockassoc.org

July 20, 2021

Matthew Horvath
LaGuardia Design Group
P.O. Box 268
Water Mill, NY 11976

Dear Mr. Horvath,

Please accept this letter in response to the most recent materials provided to us, which detail the proposed work on property located at 36 Hinkle Road in Washington, CT.

Steep Rock Association (SRA) holds a 21.67- and 15-acre conservation easement on a portion of the property. We have considered the request as shown and annotated on the revised master site plan dated June 30, 2021, and the forest management plan dated July 6, 2021. From these plans and our site visit on June 24, 2021, we understand that the project entails the construction of a 12' wide gravel driveway with associated clearing, installation of a hiking trail, forest thinning and invasive species control, native species planting and the creation of pollinator meadow, and agricultural improvements including the siting of a storage and maintenance barn on the encumbered property.

It is our opinion that the proposed master plan constitutes reserved rights of the landowner and does not violate the terms of the easement. SRA approves the forest management plan and commencement of project planning. SRA requires that any change to the plan be promptly communicated to us and requests advanced notice of implementation for each project component described above. SRA also requests permit applications for regulated activities be provided for our review and reserves the right to object should the application not be consistent with the reserved rights within the Conservation Restriction.

Thank you for working closely with SRA throughout the plan development process. We look forward to seeing the property's conservation value enhanced as a result of your work.

Sincerely,

Brian E. Hagenbuch, Ph.D.
Executive Director

cc: Chris Laguardia
Jodi Schwartz
Rory Larson