COMMUNITY CENTER
WASHINGTON, CONNECTICUT

July 8, 2020: Inland Wetlands Commission Pre-application Consultation
Today’s Presenters:

Kevin Herrick, AIA
The SLAM Collaborative
Architect / Principal

Mike Rettenmeier, PLA, ASLA
The SLAM Collaborative
Landscape Architect / Associate

Tom Daly, PE
Milone & Macbroom
Civil Engineer
Vice President
Process

Conceptual Consulting Services:

1. Assist the Committee in defining the project
   - Building size, site program (parking, outdoor amenities)

2. Identify the challenges and opportunities
   - Flood plain, wetlands, setbacks, buffers, site access, utilities

3. Develop a conceptual site plan

4. Assist the Committee with engaging (early) the regulatory agencies
EXISTING CONDITIONS

30' RIGHT OF WAY
PER V.62 P.171 W.L.R.

RIGHT OF WAY – 70 SF AREA
(RIGHTS TO BE AQUIRED)

EXISTING MOUNDING

EXISTING GRAVEL LOT

50' SIDE SETBACK

75' FRONT SETBACK

300 SHEPAUG RIVER BUFFER

100' UPLAND REVIEW AREA

EX-MOWED PATHS

RIVER ACCESS

SHEPAUG RIVER

ZONE

AE
100 YEAR FLOOD ZONE

ZONE DISTRICT

B2
WASHINGTON DEPOT BUSINESS DISTRICT
CONCEPTUAL SITE PLAN – SCOPE WITHIN 200’ SHEPAUG RIVER BUFFER

30' RIGHT OF WAY PER V.62 P.171 W.L.R.

RIGHT OF WAY – 70 SF AREA (RIGHTS TO BE ACQUIRED)

OVERHEAD UTILITY LINES

OVERFLOW PARKING AREA

20 SPACES

PROPOSED BUILDING
EL. 487.00 (482 EX.)

MULTI-PURPOSE LAWN

SEPTIC LOCATION 1

COVERED DROP-OFF

OVERFLOW PARKING AREA

24 SPACES

OVERHEAD UTILITY LINES

RIVER ACCESS

PERGOLA

SEATING AREA

STONEDUST PATH

SHEPAUG RIVER

EX. BLDG.

EX. BLDG.

EX. BLDG.
OVERHEAD UTILITY LINES

75' FRONT SETBACK
30' RIGHT OF WAY

RIGHT OF WAY – 70 SF AREA
(RIGHTS TO BE ACQUIRED)

50' SIDE SETBACK

PARKING AREA
36 SPACES OVERFLOW
24 SPACES

MULTI-PURPOSE LAWN

COMPENSATORY STORAGE

PERGOLA

RIVER ACCESS

PROPOSED BUILDING EL. 487.00 (482 EX.)

OVERFLOW PARKING AREA
20 SPACES

COVERED DROPOFF TERRACE

SEATING AREA
STONEDUST PATH

SEPTIC LOCATION 1
SEPTIC LOCATION 2

REFUSE AREA

CHARACTER IMAGES

Walking Paths
Building Terrace
Shade Opportunities
Walking Paths
Compensatory Storage/Meadow
Meadow

Walking Paths