

Lake Waramaug Association

August 2017

Celebrating Our Centennial
1917 - 2017

End-of-Summer Community Gathering and Meeting Sunday, August 27th, 2017 2:00 P.M. Lake Waramaug Country Club



We look forward to seeing you at our eleventh annual meeting held jointly with the Lake Waramaug Task Force, a good opportunity for the Task Force to discuss its programs and achievements directly with Association members.

Sean Hayden, the new Executive Director of the Lake Waramaug Task Force, will introduce himself and lead a discussion about the Task Force initiatives under his leadership, as well as update the community on the challenges facing the Lake presently.

We will also update you on the progress we have made towards our Centennial projects, namely saving 100 acres and planting 100 trees within our watershed.

Please join us and take advantage of this opportunity to learn about important matters affecting the protection and preservation of Lake Waramaug.



Rodman Funston, 1923 - 2017:

It is with profound sadness that the Association announces the passing of former Director Rod Funston, who served on our Board from 1997 - 2012. According to the New York Times, "Mr. Funston was in the advertising and executive recruitment business in New York City for more than 40 years and served on numerous non-profit boards. He was a graduate of Columbia University and a decorated WWII pilot.

Mr. Funston is survived by his wife, Sidney Reid Funston, three sons, Rodman B. Jr, David B., and Reid T. Funston, two daughters, Meredith Funston and Courtenay Price-Gallagher, twelve grandchildren and two great-grand-children."

According to the members of our community who loved him, he had a golden voice and performed with name bands overseas as well as Lake Waramaug Country Club musicals, was the author of three children's books, and a most gracious gentleman, fun-loving family man, and outstanding friend to the lake. He was best known for promoting the annual

Fourth of July Celebrations, namely the time-honored tradition of illuminating the Lake in flares, and would painstakingly demonstrate their safe operation during membership meetings. May they always burn brightly in his fond memory.

Dues Reminder - If you have not yet paid your 2017 dues or wish to make an additional contribution to the Lake Waramaug Association, please do so via enclosed envelope or online at www.lakewaramaugassoc.org as soon as possible.

The Lake Waramaug Association is on Facebook!

Please "like" us to receive up-to-date information surrounding our Centennial Celebrations, as well as other important news relating to the Lake.



www.waramaugassoc.org

P.O. Box 2272
New Preston, CT 06777



Celebrating our Centennial:

Our Centennial programs to Plant 100 Trees and Save 100 Acres Around the Lake have taken root, and we hope they will continue to grow in years to come. Here is a brief update:

Plant 100 Trees

We've put three great links up on our website to give you some guidelines in selecting, planting, and caring for trees; the Arbor Day Foundation website is especially informative, and well worth a look.



The Allen Centennial Tree, to be Cultivated by the sixth generation of their family to love this Lake: Caroline and Claudia Allen and Luca Allen Fields.



Rudy and Beth Montgelas's Centennial Tree, a Koussa Dogwood



*Kate Tallmadge and her Centennial Maple, a Gift from the Association
Photo Courtesy of John Tallmadge*

Several Centennial trees have been planted by our members, including two Red Oaks on the lakeshore of the Allen home at 96 North Shore Road, shown here with the sixth generation of the family on the Lake. And the Association planted a beautiful Sugar Maple for lifelong Lake resident Kate Tallmadge at 225 West Shore Road, in honor both of our Centennial and of hers! Both are native trees especially suited to the area around the Lake.

Save 100 Acres

We're continuing to research properties of significant conservation value around the Lake, as well as funding sources and grant monies available, especially for forested parcels such as those on our surrounding hills. We're making connections with property owners interested in exploring the possible options of preserving their land; in addition to being a wonderful gift to posterity, the preservation of land can also provide significant tax benefits. Please contact info@waramaugassoc.org for more information.



*Dr. Jeffrey Ward.
Photo courtesy of www.ct.gov*

The Importance of Trees

We were very pleased to sponsor Dr. Jeffrey Ward, Chief Scientist in the Department of Forestry & Horticulture at the Connecticut Agricultural Experiment Station, for a talk on "The Importance of Trees" at the Washington Montessori School on April 30th, co-sponsored by the Warren Land Trust and the Steep Rock Association. We had a lively and interested audience for the talk, and Jeff proved to be a most engaging speaker. He has a wealth of experience in his field, and is a frequent speaker on his areas of expertise, which include

Forest Ecology and Health, Tree Care, and Connecticut's native trees and shrubs.

We will be co-sponsoring a walk and talk by Jeff in the woods at Steep Rock on Saturday, October 21st—we hope you can join us! Details will follow via e-mail and social media.

Trees have been central to our Centennial both for the vital role they play in maintaining a healthy environment, and for their inspiration and symbolism. In planting a tree and caring for the land, as in all of our actions, we plant the future today.

Dam Repair Update:

As there are still negotiations under way with the town and prospective construction companies being considered for the project, the plan to repair the dam at the origin of the East Aspetuck River has been postponed. As details emerge concerning the repair schedule, the Association will communicate them via e-mail and social media.

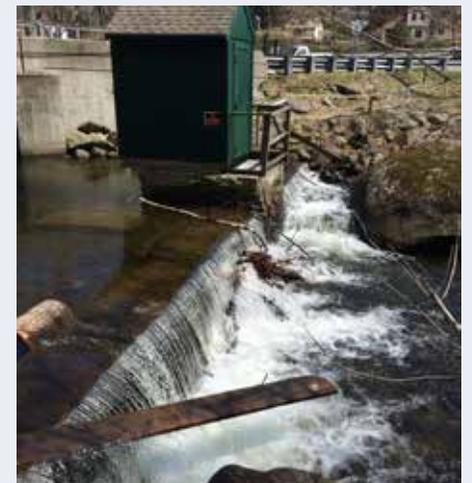


Photo Credit: Christine Adams

Centennial Picnic:

About 125 Association members and neighbors attended our Centennial Picnic on Saturday, July 22nd at the Lake Waramaug Country Club Beach. Musical entertainment was provided by Connecticut band, Eight to the Bar, as party goers sampled local wines from The Hopkins Vineyard, as well as beer from our neighbor, Kent Falls Brewing Company. We collectively toasted the Association's long and rich history of Lake Waramaug's preservation and protection, as well as those families present who have also contributed to our community for more than 100 years. We hope to plan similar community events in the future, as they present a unique opportunity to come together in neighborly conversation, and welcome your suggestions for future fetes!



Photo Credits: Christine Adams

Points to Consider Regarding Land Use Around the Lake:

The State of Connecticut has designated Lake Waramaug as a Heritage Lake in order to support, among other purposes, the preservation of the Lake's historic, cultural, scenic, and environmental features. The town plans and zoning regulations of Washington, Warren, and Kent also emphasize the preservation of rural character and the natural setting here.

Connecticut state law and our towns' land use processes promote this mandate through the Zoning and Inland Wetlands regulations and enforcement. Nevertheless, regulation is always imperfect, and it can seem like a burdensome process all around.

In recent years there has been increasing tension between conservation values and the growing tendency toward transformational site work, hardscaping, and large-scale construction. The preservation and enjoyment of our natural setting here depends just as much on the awareness, sensitivity, and restraint each of us bring to bear on our decisions concerning the construction, maintenance, and use of our properties.

With that in mind, here are a few points to consider regarding land use and construction.

Don't rely on your designer, builder, landscaper to tell you what's environmentally appropriate. They are working to realize the objectives that you request. Rarely will they suggest that you fundamentally redirect your program.

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Points to Consider Regarding Land Use Around the Lake, *cont.*

Always consider whether you could enjoy your desired use with less disturbance of the rural character, ecology, and natural setting. Discuss with your designer’s contractors whether your needs can be met with smaller-scale design and construction. Take time to consider the distinction between even the most beautifully built park-like or suburban design and the natural rural landscape and ecology.

Lake views go two ways. If you clear cut for a view, you give everyone else a clear view into your personal space. Not every room needs to have the same wide-angle view, and if we all clear a full-on view of the Lake, we will also be staring at dozens of other similarly exposed houses, lawns, and driveways.

Most of the properties around the Lake pre-date the current zoning regulations. As a result, most lot sizes are smaller than the current more protective regulation allows — half or less the currently permitted size. This means that many of the building placements and uses we are accustomed to seeing around the Lake are permitted only as preexisting nonconformities, but not for new construction. Do not assume that any new project can match these preexisting uses, and do not anticipate that you will be granted a wetlands permit or a zoning exception for your project. State law mandates that variances be granted only for property-specific hardships and not for difficulties (e.g. a road between your house and the Lake) that are typical of many properties in the area. Every property is unique, and the decisions of the commissions do not establish precedents for future applications relating to other properties.

The Lake is designated for preservation as a natural area. When you or your family or guests are here, what will be more rewarding — to discover the variety and complexity of this natural setting and deepen your curiosity about its geology, flora, and fauna, or to admire the work of your designer, landscaper, or maintenance crew? There’s room for both.

Links to local land use regulations can be found on the LWA website, <http://www.waramaugassoc.org>.

The Gunn Museum:

In connection to an exhibit outlining the early history of the Lake District (18th Century to World War I), The Gunn Historical Museum is seeking to borrow letters, photographs, documents and other artifacts as they may pertain to our early settlers. Please contact The Lake Waramaug Association at info@waramaugassoc.org if you are willing to loan any items of interest.

Then and Now: Historic New Preston Falls

In the 1700 and 1800’s a two and a half mile stretch of the East Aspetuck River provided the power to 21 mills. The 300 foot drop from Lake Waramaug powered mills producing plows, shovels, wagon wheels, cotton, grains, lumber and twine: New England ingenuity at work.

Today we are still drawn to the water. While the view has changed a bit, we can see the foundations of the original buildings as we walk toward the falls. The power of the water that brought the early settlers to the river continues to bring people to the Village of New Preston where the roar of the falls can always be heard.

The Washington Conservation Commission is undertaking the preservation of this historic resource. With special thanks to: Bill Pollock, Arbor Services of Ct, Inc.; Steven Bartkus, Gunn Historical Museum, Brian Neff, Engineer; Dirk Sabin, Landscape Architect; and Steve Solley.



Then - Photo Credit: Gunn Historical Museum



Now - Photo Credit: © Andrea Swiedler, 2009



Route 202 at Route 45 intersection New Preston, CT 06777

Results of Zoning Meeting:

On Monday, August 7, the Washington Zoning Commission held a Public Hearing to receive comments and promote dialogue concerning a set of proposed Revisions to its Regulations. Chairman Nick Solley set the tone for the meeting by emphasizing that its purpose was to foster an exchange of ideas and generate consensus. The Lake Association was represented by land use counsel Phil Pires, who discussed the draft proposal to add a new Section 17.9, which concerns the treatment of certain situations in which “preexisting nonconforming structures” may be demolished. The Lake Waramaug Task Force and Washington Conservation Commission separately offered their own comments and concerns concerning this proposed Section.

Phil and the commissioners engaged in an extended dialogue regarding the details of the proposed language, and they explored ways to ensure that any new regulation will provide uniform, easily-applied standards to protect the Lake and the surrounding area. Phil offered specific language that could be used to simplify and strengthen the new section, if adopted.