



Town of Warren
INLAND WETLANDS & CONSERVATION COMMISSION
50 Cemetery Road
Warren, Connecticut 06754
860 868 7881 x 117

Regular Meeting Agenda
Thursday, January 28, 2021 – 7:00 pm

Via Zoom Video Conference (See link below)

- 1. Call to Order, Roll Call, Seating of Alternates**
- 2. Nominations of, and Voting on, Officers** (*To Serve Until January 2022*)
- 3. Consideration of the Minutes** (*Amend and/or Approve*)
 - a. Special Meeting, December 17, 2020
 - b. Special Meeting, Site Walk (Curtiss & Hopkins Roads, Map 8, Lot 44), January 10, 2020
- 4. Pending Applications** (*NOTE: A possible motion here, to discuss Item 5a immediately after Item 4b and before Item 4c in the interest of efficiency, since Mr. McMorrow is representing two applications on this agenda*)
 - a. **IWA# 20-11-01** / Louis DiMarzo, P.E. of DiMarzo & Bereczky, Inc. on behalf property owners AN Millworkers, Inc., Iljaz (“Sam”) Noćaj / **235 Kent Road**, Assessor’s Map 21 Lot 17 / Construction of additions to existing structure, new basement, installation of new septic system, deposition of approximately 60 sixty yards of stone and fill with related grading; relocation and paving of driveway within the regulated area (*Date of Receipt by Inland Wetlands Commission 12/17/2020*)
 - b. **IWA# 20-12-01** / Dennis McMorrow, P.E. of Berkshire Engineering & Surveying, LLC on behalf property owners Laura and Paul Brown / **60 Cornwall Road**, Assessor’s Map 51 Lot 2 / Construct 16’ x 30’ in-ground swimming pool, outdoor cold water shower, patio, pool equipment and propane tank, stone walls, grading and landscaping within the regulated area (*Date of Receipt by Inland Wetlands Commission 12/17/2020*)
 - c. **IWA# 20-12-02** / Brian Baker, P.E. of Civil 1, Inc., on behalf of applicant Jessica Marullo and property owner Michael Dell’Aera, 15 Pike Hollow Road, Stratton, VT / **Curtiss Road and Hopkins Road**, Assessor’s Map 8, Lot 44 / Proposed 3-lot subdivision of 16.7± acres (*Date of Receipt by Inland Wetlands Commission 12/17/2020*)

5. New Applications (*Receive and determine significance*)

- a. **IWP #: 20-10-02.1** / Dennis McMorrow, P.E. of Berkshire Engineering & Surveying, LLC on behalf of Roger Hedman of Riga Construction LLC for property owner Maria Marshall / **53 Curtiss Road**, Assessor's Map 8 Lot 23 / First modification of permit approved on December 17, 2020 to include installation of generator and related trenching. (*Date of Receipt by Inland Wetlands Commission 1/28/2021*)

6. Inland Wetlands Officer's Report (*From December 17, 2020 to January 26, 2021*)

7. Other Business Proper

8. Communications Received

9. Opportunity for Public Comment

10. Adjournment

Respectfully Submitted,



Richelle Hodza, Land Use Officer

Dated: 1/27/2021 12:23 p.m.

Join Zoom Meeting

<https://zoom.us/j/94259867195?pwd=R3RDWINtRXoydXZPTUtkMExwTFRlZz09>

Meeting ID: 942 5986 7195

Passcode: 884155

One tap mobile

+16468769923,,94259867195#,,,,*884155# US (New York)

Dial by your location

+1 646 876 9923 US (New York)

Meeting ID: 942 5986 7195

Passcode: 884155

Find your local number: <https://zoom.us/u/ablmUDSyKP>

January 7, 2021

To the Town of Warren

- Land Use Officer
- Inlands Wetlands and Conservation Commission

We request that these comments be submitted to the public record of the Inlands, Wetlands and Conservation Commission of the Town of Warren, CT

Application 3-lot subdivision Jessica Marullo / Michael Dell-Aera Corner Curtiss and Hopkins Road

In reference to the application and the **site walk Sunday, Jan. 10 at 3:30pm**

Watercourse

On the application form the applicant states that there is no watercourse on the property. Part 2, letter B. That is not the case.

Map C 2.1 and map C 2.3 provided by Civil 1

These maps are incomplete. They do not show the watercourse on proposed lot 1, which runs along the Eastern border of the applicant's property.

Bufferzone

This means that there is a 100 ft. buffer zone, which must be protected, plus an additional distance for the downhill slope of the property.

Driveway

This also means that the proposed driveway would be in the protected area. The driveway should be moved out of the protected area. The proposed lot 1 has a 259.87 ft frontline, thus it would not be a hardship to move the driveway. The move would also greatly improve the sightline distance of the driveway to the road. The proposed location of the driveway would create a safety issue.

House

The existence of the watercourse, which is not on the map, also means that the distance from the watercourse to the proposed house needs to be re-examined. It looks like the proposed locations for the house, as well as for the Cultec Infiltration system are within the upland review area, which should be protected.

Independent Experts

We request that an independent engineer and a soil scientist be hired as this project would have a significant impact on wetlands, watercourses and water supply incl. Lake Waramaug.

Respectfully submitted by Hermann and Waltraud Tammen, 50 Curtiss Road, Warren, CT 06777