

TOWN OF WARREN  
INLAND WETLANDS AND CONSERVATION COMMISSION  
Regular Meeting – Minutes  
Thursday, February 23, 2017 – 7:00 pm  
Warren Town Hall – 50 Cemetery Road

**PRESENT** were Chairman Keith Jewell, Nancy Binns, John Favreau, Nora Hulton, and alternate Tom Caldwell. **ABSENT** were Vice Chair Cindy Shook, and alternate Darin Willenbrock. Also present were Stacey Sefčík, Wetlands Enforcement Officer, and Richelle Hodža, recording secretary.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES.** Chairman Jewell called the meeting to order at 7:05 p.m. Mr. Caldwell was seated for Ms. Shook.
2. **PUBLIC HEARINGS.** No business.
3. **APPROVAL OF MINUTES.** Ms. Hulton made a **MOTION** to approve the minutes of the January 26, 2017 regular meeting. Mr. Favreau **SECONDED**, the motion **CARRIED**.
4. **PENDING APPLICATIONS:**
  - A. Arthur H. Howland & Associates, PC for Samgold, LLC, **102 North Shore Road** – Demolition of Existing Cottage and Construction of Single Family Dwelling & In-Ground Swimming Pool in the Regulated Area with Associated Driveway Relocation and Septic & Drainage Improvements.

Mr. Paul Szymanski of Howland & Associates was present on behalf of Samgold, LLC. He handed out the latest site plans to the Commission, dated the day of the meeting. There was a discussion of benthic barriers, (sheets of material that are heavier than water and thus, settle onto the lake bed keeping sunlight from getting to the soil, preventing unwanted plant growth). Mr. Szymanski stated that his client wanted to maintain the barriers for most, if not all of the shoreline at the site; some of the barriers had come loose and needed to be reset, replaced, and/or relocated. Ms. Sefčík said she had seen the location and that attention was needed and confirmed that Mr. Tom McGowan of the Lake Waramaug Task Force was not opposed to their use at the site. Ms. Binns made a **MOTION to APPROVE** the application as per the plans before them dated February 23, 2017; Mr. Favreau **SECONDED**, the motion **CARRIED**.

- B. Tom McGowan for Hopkins Brothers, LLC, **North Shore Road (Assessor's Map #47 Lot 19)** – Stream Bank Stabilization.

Mr. McGowan was not present. Mr. Jorge ("George") Criollo of Stone Walls by George, who is to do the work was present on behalf of Hopkins Brothers, LLC. Ms. Sefčík stated that she had been to the site with Mr. Criollo today and the stream was flowing quite well. She did not feel that now was the time to begin the work, given an unusually early spring thaw. Ms. Sefčík also requested that a chicken wire and hay barrier be installed as a filter so that any debris or foreign matter will be prevented from being carried toward the lake. Mr. Caldwell was at least as concerned about the bank stabilization as was Ms. Sefčík. After additional discussion, Mr. Favreau made a **MOTION to APPROVE** with the condition that the work be done during a time of year when reduced water flow is apparent and with the addition of a filter barrier; Mr. Caldwell **SECONDED**, the motion **CARRIED**.

5. **NEW APPLICATIONS (Receive and Determine Significance):**
  - A. Brian Neff, PE for Gisellah Harvey & Joseph Klotz, 8 Chester Road – Construction of House Addition and Swimming Pool in the Upland Review Area.

Mr. Neff was present for applicants and described the project to the Commission. He noted that the project was designed compactly in order to avoid wetland areas. Mr. Caldwell inquired about footing drains. Mr. Neff stated that they would be directed into existing pipes. Ms. Hulton made a **MOTION to ACCEPT** the application. Mr. Favreau **SECONDED**, the motion **CARRIED**.

- B. Kristen Lundberg for Town of Warren Parks & Recreation Department, applicant; Town of Warren, owner – Warren Town Beach, 26E North Shore Road (Assessor's Map 43 Lot 6) – Removal of Invasive Species and Two Trees and Replacement with Native Plantings in the Regulated Area.

Ms. Kristen "Kit" Lundberg of M & L Gardening appeared and described the project. There exists 99 feet of "no-man's land" between the Washington Beach Club and the Warren Town Beach. An ugly fence, trash and debris, and invasive plants are unsightly. Ms. Sefčík, Ms. Lundberg, and Mr. Sean Hayden of the Northwest Conservation District for the Lake Waramaug Task Force, as well as a representative from the Washington Club visited the site together. It was agreed that certain trees, three in particular, would need to come down. Invasive species and leaf mold would have to be removed and replaced with native plants per Ms. Lundberg's plan. Ms. Sefčík read Mr. Hayden's letter concurring with the proposed improvements. The Commission looked to Ms. Sefčík read the Wetlands Regulations, Section 4, Permitted Uses as of Right & Nonregulated Uses citing subsection 2 both a. She stated that her interpretation of these sections allowed the work to be performed as of right and, in fact, the project is the restoration or enhancement of a wetlands environment, not a disturbance. Mr. Favreau made a **MOTION to DECLARE the activity PERMITTED AS OF RIGHT**. Ms. Hulton **SECONDED**; the motion **CARRIED UNANIMOUSLY**.

A **MOTION to AMEND the AGENDA** was made by Mr. Jewell to add a discussion of the Budget for the Wetlands Commission. A historical spending table was distributed for review and comment. The Commission sought to request funds in line with spending. The draft was marked up and would be returned to the Board of Finance for consideration at the next budget meeting.

6. INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT.

A written report was not available; however, Ms. Sefčík relayed that the State Department of Transportation had telephoned First Selectman Craig Nelson about the water sheeting and freezing over Highway 45 at 149 North Shore Road. Upon a site visit and investigation, it appeared to be coming from No. 145 owing to work on an Eversource utility pole and unauthorized discharge through a retaining wall. A modification was called for to plans by Kenneth Hrica, PE, for drainage at 149 North Shore Road in response to the discovery at No. 145.

7. CORRESPONDENCE. Ms. Sefčík informed the Commission about a number of publications and announcements received by her from organizations including Aquarion, Wildlife Magazine, Solitude Lake Management, the Connecticut Bar Association, and the Waramaug Country Club.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION. None.

At 8:02 p.m., Mr. Favreau made a **MOTION to CLOSE** the meeting. Ms. Binns **SECONDED**, the motion **CARRIED**. The next regular meeting will be on **March 23 at 7:00 p.m.**

Respectfully submitted,



Richelle Hodža  
Recording Secretary