

Town of Warren
Inland Wetlands & Conservation Commission
Regular Meeting – Minutes
Thursday, June 28, 2018 – 7:00PM
Warren Town Hall – 50 Cemetery Road

Present: **Chairman:** Keith Jewell, **Members:** Nancy Binns, Nora Hulton and John Favreau, **Inland Wetlands Enforcement Officer:** Stacey Sefcik, **Land Use Secretary:** Brenda Zampaglione

Alternate: Tom Caldwell

Absent: Vice Chairman: Cynthia Shook

Alternate: Darin Willenbrock

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

- a. The regular meeting was called to order at 7:02PM by Chairman Jewell. The proceedings were recorded digitally, copies are available in the Land Use Office. All Regular members were seated for the meeting.

2. PUBLIC HEARINGS

- a. **Inland Wetlands Enforcement Officer:** Stacey Sefcik read the Legal Notice of Public Hearing into the record.

- b. **Paul Szymanski of Arthur H. Howland & Associates, for Barbara S. Johnson**, 10 North Shore Road – Demolition of Existing Single Family Dwelling and Cottage; Construction of New Single Family Dwelling, In-Ground Pool and Pool House; Construction of New Well and Septic System; Relocation of Existing Driveway; and Drainage Improvements in the Regulated area.

Mr. Szymanski presented a landscape plan to the Commission where he reviewed the Rain Garden plan. In the event of an environmental calamity, Mr. Szymanski will leave his cell phone number so that he can be reached immediately. Mr. Szymanski also proposed a Paved Driveway instead of Gravel, he will check with the Warren Fire Department before paving to confirm load bearing and turnaround capacity needs are met.

Mr. Szymanski also clarified the Beach Area. Currently have a hard edged retaining wall that is approximately 100 feet long by 18 inches height. The wall currently reflects the water. Mr. Szymanski noted that they would remove the wall and replace the wall with large boulders which would deflect the waves.

Inlands Wetlands Enforcement Officer, Stacey Sefcik noted that she had spoken to Sean Hayden and that he had done a walk through and had no current concerns.

Chairman Jewell opened the floor for public comment. There was no attendance from the Public, no discussion.

MOTION: Ms. Binn, second Ms. Hulton **CLOSE** the **PUBLIC HEARING** at 7:20PM. **UNANIMOUSLY APPROVED.**

3. APPROVAL OF MINUTES

- a. March 22, 2018 regular meeting.
- b. April 26, 2018 regular meeting

MOTION: Ms. Shook, second Ms. Hulton to **APPROVE** the minutes from the March 22, 2018 regular meeting; **UNANIMOUSLY APPROVED.**

MOTION: Ms. Hulton, second Ms. Shook to **APPROVE** the minutes from the April 26, 2018 regular meeting; **UNANIMOUSLY APPROVED.**

4. OLD BUSINESS

- a. **Paul Szymanski of Arthur H. Howland & Associates, for Barbara S. Johnson**, applicant, 10 North Shore Road – Demolition of Existing Single Family Dwelling and Cottage; Construction of New Single Family Dwelling, In-Ground Pool and Pool House; Construction of New Well and Septic System; Relocation of Existing Driveway; and Drainage Improvements in the Regulated area.

Inland Wetlands Enforcement Officer, Stacey Sefcik suggested to the Commission, approval of this application as long as conditions in a letter received by Ms. Sefcik from Todd Parsons of Lenard Engineering, Inc., dated June 20, 2018 are met. Clarification of the top and/or bottom elevation of Rain Garden #1; Confirmation of Watershed limits for Raingarden #4; Direct more rooftop/patio area to Raingarden #3.

MOTION: Ms. Hulton, second Mr. Favreau to **APPROVE the application based on the condition that items #1, #2 and #3 in the letter from Todd Parsons dated 6/20/18 are met.** **UNANIMOUSLY APPROVED.**

At 7:28PM, Mr. Favreau recused himself from the meeting. Mr. Caldwell was seated as an ALTERNATE.

5. NEW BUSINESS

- a. **Norman Waycott for Jonathan Zeiner, Certified Forester with the State of CT, in the matter of John Schoen & Rita Horan, Evergreen Lane (Map 33 Lots 20, 21, 22) and Cornwall Road (Map 38 Lot 14).** Request for Declaratory Ruling – Commercial Timber Harvest with One Intermittent Stream Crossing.

Mr. Waycott presents to the Commission, the site plan for the property. Mr. Waycott explained that there would not be a clear cut within the vista of the house. Clear cutting will only be done to clear an area for the house and in one location at the back of the field. Corduroying will be done to the stream bed to keep the machinery out of the stream but will still allow water to flow freely through. This will be done for one crossing only. Only mature trees will be taken, mostly oak trees leaving smaller trees for future. All timber is marked with blue paint. There is approximately 30 acres on the property and 20 acres to be cleared. The brush would be chipped and used for a trail on the property. Work will begin in 3 weeks and take approximately 2 months to complete.

MOTION: Ms. Shook, second Ms. Binn to **APPROVE** the application. **UNANIMOUSLY APPROVED.**

At 7:28PM, Mr. Favreau returned to the meeting.

- b. **Dennis McMorrow for Berkshire Engineering & Surveying for Jay and Johanne Wilson, 28 Brick School Road** – Septic System Repair in the Upland Review Area.

Mr. McMorrow presents to the Commission, a sketch which represents the flagged lot. The current Septic system is failing. Mr. McMorrow retained George Malia, Soil Scientist from Goshen, who identified the wetlands area, leach fields. The current leach field and the proposed leach field will be in the Regulated Review area. Mr. McMorrow is waiting for approval from the Torrington Area Health District but would like to start cutting trees down in preparation for the new site. All trees that will be cut are currently marked.

MOTION: Ms. Binn, second Ms. Shook to **APPROVE** the application, siting emergency nature of septic repair. **UNANIMOUSLY APPROVED.**

At 7:42PM, Mr. Favreau recused himself from the meeting. Mr. Caldwell was seated as an ALTERNATE.

- c. **John Favreau, 53 Windy Ridge Road** – Request for Declaratory Ruling – Grading Associated with Planting of Orchard in the Upland Review Area.

Mr. Favreau presented a site plan for the front section of his property to the Commission. Mr. Favreau explained the proposed area has been cleared of Ash trees that had died and is approximately 100' off the road to about 220' and an area off the driveway of approximately 45' to 100'. Mr. Favreau showed the Commission where on the plan he intended to replant the area with apple, plum, pear and apricot trees for a total of 23 new trees. Mr. Favreau was not certain that his orchard was within the regulated area but wanted to have full transparency with the Commission so Mr. Favreau filed for a Declaratory Ruling. Inland Wetlands Enforcement Officer, Ms. Sefcik distributed a map printed from Google Earth to the Commission. Ms. Sefcik explained to the Commission that this application qualified for §4.1a as the wetlands are more than 100' away from proposed area.

MOTION: Ms. Binn, second Mr. Caldwell to **APPROVE the application under §4.1a. UNANIMOUSLY APPROVED.**

At 7:50PM, Mr. Favreau returned to the meeting.

6. INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT

- a. Ms. Sefcik confirmed that the Planning and Zoning Regulations were recently sent to the Commission via email and USPS. Ms. Binn questioned what changes were made and Ms. Sefcik gave a brief explanation. Ms. Sefcik also noted that this is the first of many text amendments that will be made and that she is currently working on the next set of amendments to be edited. Ms. Sefcik also recommended that the Commission look at the Planning and Zoning meeting minutes for regulation changes which would pertain to the Inland Wetlands Commission.
- b. Brief discussion was given by Ms. Sefcik regarding the Plan of Conservation and Development. Ms. Sefcik issued a formal verbal invitation to attend the Community Issues Forum which will be held on September 22, 2018. Ms. Sefcik also explained the small focus group meetings which will be held before the Community Issues Forum. Ms. Sefcik would like the Commission to consider issues for inclusion that would involve IWC, i.e., conservation specific issues/priorities. Lastly, Ms. Sefcik informed the Commission that she would have a final draft for the IWC to review.
- c. Mr. Favreau questioned issues regarding the lake property. Ms. Sefcik explained that she and Sean Hayden have done site visits and that it was quiet. A plan was submitted pertaining to landscaping and shore front work. Owners submitted an "as built" in preparation of Zoning Compliance and a certificate of occupancy but there are things that need to be finalized before these permits are issued.

7. CORRESPONDENCE

- a. Land Use Office received a notice of membership renewal for the Connecticut Land Conservation Council.
- b. Land Use office received a notice from Sean Hayden for a seminar by George Knoecklein regarding an Invasive Weeds given at Hopkins Inn on June 28th. Ms. Sefcik received a booklet regarding invasive weeds. If any Commission member would like to borrow the booklet, please let Ms. Sefcik know.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION

- a. No business was discussed

9. ADJOURNMENT

MOTION: Mr. Jewell, second Ms. Binns to **adjourn** the meeting at 8:05PM; **unanimously approved.**

Respectfully submitted,

Brenda Zampaglione

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Land Use Secretary