

**Town of Warren
Minutes of Public Hearings and
the Regular Meeting of the
Inland Wetlands and Conservation Commission
Held Thursday, April 28, 2016, 7:00 pm
in the Warren Town Hall at 50 Cemetery Road**

THOSE PRESENT were Chairperson Keith Jewell, Vice Chairperson Cynthia Shook, and Darin Willenbrock. **EXCUSED** were Alternates Thomas Caldwell and John Favreau and Members Nancy Binns and Nora Hulton. Member Dawn Blocker was **ABSENT**. **OTHERS PRESENT** were Stacey Sefcik, Inland Wetlands Enforcement Officer, and Richelle Hodza, Recording Secretary.

CALL TO ORDER AND DESIGNATION OF ALTERNATES. Order was called at 7:03 p.m. by Chairman Jewell. Darin Willenbrock was seated for Dawn Blocker.

PUBLIC HEARING

C. Webb & Associates, LLC for **Kelly & David Williams, 149-151 North Shore Road** – Demolition of Existing Single Family Dwelling, Relocation & Extension of Existing Driveway, and Stormwater Management Improvements in the Regulated Area Associated with Construction of New Single Family Dwelling.

Ms. Hodza read into the record the Notice of the Public Hearing printed in the *Republican-American* on April 14th and April 21st, 2016.

Mr. Webb came forward with a presentation board delineating areas of interest on the site plan. He reviewed the most recent history of the project and existing conditions. Mr. Webb explained how each of the concerns raised in a **Letter from Todd Parsons, P.E. of Lenard Engineering, Inc. (who represented the Town's interests) dated April 25, 2016 had been addressed.**¹ The Site Plan, Construction Details, Erosion & Sediment Control Plan, and Sedimentation & Erosion Control Plan narratives prepared by Hrica Associates, LLC, dated March 21, 2016, were revised to April 23, 2016 and further clarification regarding the fabric in the swale were responded to with further revisions to April 25, 2016. Additionally, the Site Plan and Construction Details were to be changed to include a Propex Landlok 435 TRM product for further protection. The revised documents had satisfied Mr. Parsons' concerns.

A letter dated April 27, 2016 from Sean Hayden, Executive Director, Northwest Conservation District, Certified Soil Scientist, Certified Professional in Erosion and Sediment Control provided a preliminary environmental review of the project application on behalf of the Inland Wetlands Commission. The review was only just received by all the parties concerned; thus, Mr. Webb stated that he would attempt extemporaneously to address each point raised in the letter. Mr. Webb suggested that certain of the comments by Mr. Hayden seemed to be directed at earlier plans and not those latest revised. Mr. Hayden's letter was broken down into two sections listing concerns and recommendations for remediation of those concerns. First was a list of issues regarding Soil Erosion and Sedimentation outside the limits of disturbance: 1) Stormwater runoff above the construction zone should be diverted around areas of exposed soils; (2) a temporary sediment trap should be planned and not in the same location as the proposed rain garden; (3) a plan is needed to manage stormwater runoff as it runs around the ends of the woodchip berms; (4) show

¹ As with all such letters addressed to the Commission, the complete letter, as well as all other letters and documents referred to herein are available for viewing in the Land Use Office of the Town Hall.

how the cut slope along the northern boundary will be stabilized and trench drain not become plugged; and (5) explain what will happen at construction limit lines, which are almost congruent with property lines.

Mr. Webb stated, among other things, (1) an infiltration swale with a 4" perforated pipe would be built as soon as E&S controls were set; (2) the 3-1 slope would have sod, not seed in order to trap sediment and that matting could be added; (3) no construction would take place in the rain garden area; (4) "wings" could be added to the woodchip berms to better capture any runoff; and (5) the reason the property line is almost contiguous with the construction limits is in order to trap as much water as possible.

Mr. Hayden's letter next listed issues regarding stormwater management, summarized as follows: (1) If proposed rain garden proves appropriate, it will require additional design elements to ensure proper function; (2) Last portion of driveway has no stormwater management; (3) entire width of driveway should slope toward swale ensuring that runoff is diverted through treatment; and (4) trench drain along the northern border of the property may be overwhelmed, thus an additional measure needs to be able to divert water away from dwelling.

Mr. Webb went on to address those issues: (1) the raingardens were in fact being designed to ensure proper function; (2) a round-hole, chamfered hard-plastic grate would be used at the bottom of the driveway, which was a new product designed to prevent blockage; (3) that the driveway was in fact sloping toward the swale, not crowned; and (4) the footing drains, which have been expressly designed, will take care of protecting the dwelling.

Mr. Webb asked the Commission if it had any questions. Ms. Shook asked how many trees would be cut down to install the pump system from the lakeside bathroom up to septic system. Mr. Webb said it was not many; other members of the Commission recalled from an earlier site walk that the lot was not heavily wooded in that area.

Mr. Webb expressed his difficulty in not having had enough time to review Mr. Hayden's letter adding that he believed that all of the concerns raised therein could be, or had already been, addressed.

Chairman Jewell thanked Mr. Webb and asked to hear any comments from any members of the public. There were no comments to be heard. Mr. Jewell asked for a motion from the Commission, citing his concern that the latest information required time to digest. Ms. Shook made a **MOTION to continue the Public Hearing until May 26, 2016 at the 7:00 p.m. at the same location**; Mr. Willenbrock **SECONDED**; the motion **CARRIED**.

PUBLIC HEARING CONTINUED FROM MARCH 24, 2016:

Arthur Howland & Associates, PC for **Corinne Green and Renée Stewart, 121 North Shore Road** – Tear Down & Rebuild of Single Family Dwelling and Garage, Construction of In-Ground Pool, Replace Well and Septic System in the Regulated Area; Piping of Intermittent Watercourse; Relocation of Driveway with Wetlands Crossing; and Construction of Stairs at Shoreline. (Public Hearing Opened March 24, 2016).

Mr. Jeremy Oskandy, PE, Senior Project Manager at Arthur H. Howland & Associates, P.C. addressed the Commission and the public on behalf of the applicants. He stated that Mr. Paul Szymanski, who represented the applicants at the last hearing regretted that he could not be present this evening. Mr. Oskandy then referred to a letter from the Town's expert engaged for this project, Mr. **Michael S. Klein**, Principal, Environmental Planning Services, LLC Wetland, Biological and Soil Sciences, and Professional Soil Scientist, and Professional Wetland Scientist, which was received April 26, 2016. He stated that Mr. Szymanski had not had a chance to review the 3-page letter, nor speak with Mr. Klein, such that a continuance was desired. Commission members were sympathetic to the request having, just received the report themselves.

Mr. Oskandy continued his presentation pointing to a revised site plan and summarizing the proposal and its recent history. He also proposed solutions to certain concerns raised at the last hearing via emails from two abutting neighbors at 117 North Shore Road and at 135 North Shore Road. In the one instance, a spillway was moved easterly, further away from the property line; and in the other, in order to accommodate the steeper slope, a larger pipe with a 15" inlet would be installed, while instructions for keeping the inlet clear, as well as rain garden maintenance were printed on the plans. Mr. Oskandy avowed that the rain gardens proposed were designed to handle the volume of water. He also handed out to each Commission member a "Storm Drain Computation Sheet," based on a 50-year storm with runoff coefficients of 0.9 impervious and 0.3 unimproved surfaces.

Mr. Oskandy produced a letter from Mr. Paul Szymanski, PE, President, A. H. Howland & Associates, dated April 15, 2016, to one Ms. Jodie Chase, an ecologist with whom Howland & Associates elected to consult on the project. In the letter, Mr. Szymanski offers three proposals in "Response to Chase Request for Alternatives. Ms. Chase." (1) Remove direct disturbance of 300 sq. ft. caused by rain garden B and increase size of B accordingly; (2) incorporate filter strip along drive; and (3) restore 3,500 sq. ft. of lawn to native vegetation.

At the conclusion of Mr. Oskandy's presentation, Ms. Shook asked for clarification on the disposition of the northerly area of the property. Mr. Oskandy stated that the land north of the existing footbridge across the swale would remain as is.

Mr. Jewell asked why it would not be possible to move the garage to the western side of the house, and whether or not such an alternative had been considered. Mr. Oskandy stated that such a feature had, to his knowledge, not been in keeping with the vision of his clients; and that he would have to defer to Mr. Szymanski on that question.

Mr. Jewell asked if there were further comments.

Mr. Will Calhoun of Cornwall stood to address the Commission. He noted that although details had been added to the site plan regarding rain garden maintenance, he was not sure who would conduct such maintenance and see to it that the schedule was adhered to, and what kinds of special skills such person would need in order to perform the maintenance properly. Finally, he wanted to know what, if any, other options were considered before the plans were settled upon.

Mr. Oskandy stated that he would consult with his office reminding the commission again that a continuance was requested. Finding no indication of a desire to comment further by either the Commission or the public, Chairman Jewell sought a motion.

Ms. Shook **MOVED** to accept the applicant's request to continue the public hearing at the next meeting on May 26, 2016 at 7:00 p.m., in the same location, the lower level meeting room of the Warren Town Hall. Mr. Willenbrock **SECONDED**, the motion **CARRIED**.

MINUTES OF THE REGULAR MEETING

APPROVAL OF MINUTES. Ms. Shook made a **MOTION** to approve the minutes of the March 24, 2016 regular meeting, **SECONDED** by Mr. Willenbrock, and **CARRIED**.

PENDING APPLICATIONS.

Jorge Criollo for Laurence Neufeld, 277 Milton Road – After-the-Fact Application for Installation of Temporary Stream Crossing. Ms. Sefcik stated that the applicant had **WITHDRAWN** the application.

Brian Neff, PE for Star Meduri, 28 Reed Road – Restoration Work Pursuant to Cease & Desist Order dated December 21, 2105. Mr. Neff addressed the commission and Mr. Demetrio Meduri was present on behalf of the applicant. Mr. Neff had drawn up a proposal for the remediation work and stated that it would be done in a dry season. July was proposed. He agreed to notify Ms. Sefcik before the work commenced. Mr. Jewell asked if a more permanent marking system for the boundaries of the wetlands could be installed. Mr. Neff said it could be done. Mr. Willenbrock made a **MOTION** to approve the application with conditions that (a) the work be done in a dry season, and (b) that more permanent stakes be set delineating the wetlands; Ms. Shook **SECONDED**, all agreed, the motion **CARRIED**.

Ms. Shook made a **MOTION** to amend the agenda, moving "OTHER BUSINESS" item 8A (Dell'Aera, 214 Strawberry Ridge Road) to the next item for consideration. Mr. Willenbrock **SECONDED**, the motion **CARRIED**.

Modification of Inland Wetlands Permit #16-03-01W issued to the Dell'Aeras, 14 Strawberry Ridge Road at the March 24, 2016 Meeting. Ms. Sefcik explained that the most recent plans she received were different from the site plans received and approved at the last meeting. Mr. Dennis McMorrow appeared along with the applicant, Ms. Jessica Dell'Aera. Mr. McMorrow explained that the changes to the plans were minor. He pointed out the modifications on the plan. The Commission appeared satisfied and had no further questions. Ms. Shook made a **MOTION** to approve the modifications; Mr. Willenbrock **SECONDED**, the motion **CARRIED**.

C. Webb & Associates, LLC for Kelly & David Williams, 149-151 North Shore Road. Continued to May 26, 2016.

Arthur Howland & Associates, PC for Corinne Green and Renee Stewart, 121 North Shore Road. Continued to May 26, 2016.

NEW APPLICATIONS. None.

INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT. Ms. Sefcik had distributed her 3-page report to Commission members. She also noted that the Commission would be advised to designate by vote an Official Town of Warren Inland Wetlands Map, rather than relying on several sources. She also stated that the Commission would have to submit its recent map amendments to the Connecticut DEEP so that it could update its records.

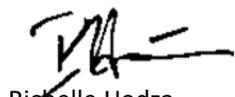
CORRESPONDENCE. None.

OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION. Discussion of, and possible action on, **Beach Maintenance: Best Management Practices document.** Tabled.

Ms. Shook made a **MOTION** adjourn the meeting at 8:25 o'clock. Mr. Jewell asked if there was anything further before the Commission. Nothing was noted. Mr. Willenbrock **SECONDED** the motion. All were in favor, the motion **CARRIED**.

The next Regular Meeting of the IW&CC is **Thursday, May 26 at 7:00 p.m.** at the location first written above.

Respectfully Submitted,



Richelle Hodza
Recording Secretary