

**Town of Warren
Inland Wetlands & Conservation Commission
Regular Meeting – Minutes
Thursday, May 28, 2020 – 7:00PM
Warren Town Hall – 50 Cemetery Road
MEETING CLOSED TO IN-PERSON PUBLIC PARTICIPATION PER EXECUTIVE ORDER 7B
CALL-IN and ZOOM PARTICIPATION AVAILABLE**

Present: **Chair:** John Favreau (In person); **Members:** Nora Hulton (Zoom); Nancy Binns (Zoom); Tara Tanner (Zoom); Cynthia Shook (call-in)
 Inland Wetlands Enforcement Officer: Kathy Castagnetta (In person)
 Absent: Darin Willenbrock, Tom Caldwell
 Applicants and Members of the Public Present: Ellen Baron, Bert Oulette, Brian Neff, Paul Szymanski, David Wilson.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES

- a. The regular meeting was called to order at 7:00 PM by Chair Favreau. The proceedings were recorded digitally, and copies are available in the Land Use Office. All Regular members were seated for the meeting. Tara Tanner was seated for Tom Caldwell.

2. APPROVAL OF MINUTES

- a. April 23, 2020 Regular meeting

MOTION: Ms. Binns, 2nd Ms. Hulton to **APPROVE** the **MINUTES** of the **April 23, 2020** Regular meeting; **UNANIMOUSLY APPROVED**

3. OLD BUSINESS

- a. **Douglas Brown, 35 Arrow Point Road (Map 41, Lot 2), Extend a gravity fed footing drain.** (Date of Acceptance: 4/23/2020 Decision or Open Hearing by: 6/25/2020)

Mr. Neff was present to present the application. A new home is under construction. The old house on the site had a shallow foundation with the footing drains close to the house. The new house has a deeper foundation and they are currently using a sump pump to remove groundwater from the basement. They would like to use a gravity fed pipe instead. To do this they need to extend the pipe towards the lake to an outlet with a 3” stone riprap pad. The riprap pad is located 12’ from the edge of the lake. Ms. Castagnetta noted that Sean Hayden had reviewed the plans and had some suggestions which were reviewed by Mr. Neff. Mr. Neff reiterated that the water that will come out of the pipe is simply clean groundwater.

MOTION: Ms. Binns, 2nd Ms. Hulton to **APPROVE application of Douglas Brown, 35 Arrow Point Road (Map 41, Lot 2) to Extend a gravity fed footing drain. UNANIMOUSLY APPROVED.**

- b. **Paul Szymanski, PE, Kent Road (Map 21, Lot 27), Construct 50’ x 80’ office/barn to be used for equipment storage with an office; including sanitary system, well, driveway, grading and related appurtenances.** (Date of Acceptance: 2/27/2020 Decision or Open Hearing by: 5/28/20. 30 days of statutory extension remaining. 90 days of Executive Order 71 extension remaining)

Mr. Favreau noted there is substantial public interest in this application and it has been requested by members of the public that a public hearing be held on this application. Mr. Szymanski discussed how the plans had been revised to address the concerns of the Commission.

Ms. Shook recused herself from the discussion and vote.

MOTION: Ms. Hulton, 2nd Ms. Binns to **SCHEDULE A PUBLIC HEARING for June 25, 2020 for the application of Paul Szymanski, PE, Kent Road (Map 21, Lot 27), to construct a 50' x 80' office/barn to be used for equipment storage with an office; including sanitary system, well, driveway, grading and related appurtenances as the Commission finds that holding a public hearing would be in the public interest. Motion carried 4 in favor, one recusal (Shook)**

4. NEW BUSINESS

A. David R. Wilson, 157 North Shore Road (Map 45, Lot 13), Install emergency generator with concrete pad, buried 1,000 gallon propane tank, electrical conduits and propane piping. (Date of Acceptance: 5/28/2020. Decision or Open Hearing by June 25, 2020)

David R. Wilson, P.E. was present on behalf of the property owners to review the proposed plans. Mr. Wilson stated that the property was already developed. The owners wish to install an emergency generator with trenching for propane hookup. The generator would be located behind an existing shed. Mr. Wilson described the construction details.

MOTION: Ms. Binns, 2nd Ms. Hulton to receive and accept the application of **David R. Wilson, 157 North Shore Road (Map 45, Lot 13), Install emergency generator with concrete pad, buried 1,000 gallon propane tank, electrical conduits and propane piping. Motion carried unanimously.**

5. INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT

Ms. Castagnetta stated that many neighbors were concerned about the tree cutting occurring at Mr. Carr's property on Brick School Road. She reminded the Commission of the declaratory ruling previously issued by the Commission for agricultural use. To address the neighbor's concerns with regard to the activity, Mr. Carr's contractor hired a soil scientist to review the cleared area for the presence of wetlands. A report has been provided which will be forwarded to members. (Report will be attached to the minutes). Just a very small pocket of wetlands was found in the cleared area.

6. CORRESPONDENCE

No correspondence.

7. OTHER BUSINESS TO COME BEFORE THE COMMISSION

Mr. Brian Neff was present and asked that the Commission add to the agenda a discussion of site issues at 120 Tanner Hill Road.

MOTION: Ms. Binns, 2nd Ms. Shook to add to the agenda a discussion regarding **120 Tanner Hill Road. Motion carried unanimously.**

Mr. Neff read a letter into the record a letter from him dated May 22, 2020. (Letter will be attached to the minutes.) The discussion related to whether a previously approved rain garden which has not yet been installed can be eliminated from the plan. A notice of violation was placed on the land records several years ago because it was not installed. The Commission discussed next steps and it

was requested that a copy of the original plan be forwarded to the Commissioners. The Commissioners will review the site individually as it is clearly visible from near the road. Mr. Neff will email a copy of the plan to Ms. Castagnetta. Ms Castagnetta asked Mr. Neff to provide a letter to the Commission requesting a modification of the previously approved plan.

8. ADJOURNMENT

MOTION: Ms. Binns, 2nd Ms. Fulton **ADJOURN** the meeting at 7:35 PM; **Motion carried unanimously.**

Respectfully submitted,

Kathy Castagnetta
Land Use Enforcement Officer

Brian E. Neff, P.E.

Licensed Engineer

128 Bacon Road
Roxbury, Connecticut 06783
Phone & Fax: (860) 354-2246
E-Mail: bneffpe@sbcglobal.net

May 22, 2020

Conservation & Inland Wetlands Commission
Town of Warren
50 Cemetery Road
Warren, Connecticut 06754

Attention: Kathy Castagnetta, Land Use Officer

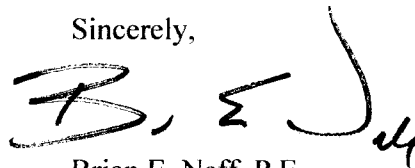
Reference: Proposed 2008 front yard drainage improvements
120 Tanner Hill Road

Hi Kathy,

Back in 2008, I was hired by then owner James Orsi to design a plan for the drainage of the front yard area adjacent to Tanner Hill Road. At that time, much construction and grading was underway on the property and there was erosion occurring in the front yard area. I designed and prepared the "Front Yard Drainage Plan" (Rev. 1, 7-11-08) which was submitted and approved by the Conservation and Inland Wetlands Commission at the 7-14-2008 regular meeting.

It recently came to my attention that the proposed rain garden was never installed. I conducted a site inspection last week and observed the originally proposed stone wall along Tanner Hill Road had been constructed and the lawn area in the front yard was well vegetated and fully stabilized. I did not observe any erosion problems or any evidence of excessive stormwater runoff impacting Tanner Hill Road. In light of the current stable site conditions, I do not believe that the rain garden installation is required. Please review the site and give me a call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. E. Neff', with a stylized flourish at the end.

Brian E. Neff, P.E.

cc: Sean Woodward



CIVIL ENGINEERS
LAND SURVEYORS
SOIL SCIENTISTS
LAND PLANNERS

May 28, 2020

Ms. Kathy Castagnetta, Land Use Officer
Town of Warren
50 Cemetery Road
Warren, Connecticut 06754

**Re: Partial Wetland Soils Delineation for Property Located at
184 Brick School Road, Warren, Connecticut**

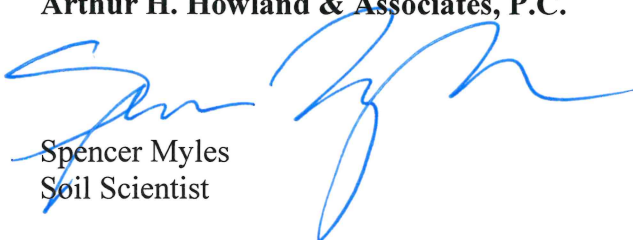
Dear Ms. Castagnetta,

I visited the above referenced property in the town of Warren on May 27, 2020. This site visit was to investigate the soils in the area of new clearing for wetland soils. The site was inspected using an auger. The soils were delineated and classified in accordance with the USDA Natural Resources Conservation Service and the Army Corps of Engineers standards and methods. The resulting delineation has been marked with numbered pink flagging. The number sequence for the entire site is #1-#3. Please refer to the attached aerial map with approximate wetland locations sketched in blue produced by Arthur H. Howland & Associates, P.C.

The only portion of the subject property inspected was approximately 200 feet north of Brick School Road and has recently been logged. The site is located east of a pond and west of a large wetland area separated by an existing stone wall. Neither wetland area appeared to have any direct disturbance from the clearing activities. One small area of wetland soils was located within the limit of clearing. A triangle 11 feet wide has been flagged and depicted on the map.

All wetland boundaries established are subject to change until officially adopted by local, state, or federal regulatory agencies. For further information about soils onsite, refer to the Soil Survey of Litchfield County, Connecticut or the NRCS Soil Data Mart.

Respectfully submitted,
Arthur H. Howland & Associates, P.C.



Spencer Myles
Soil Scientist