

Town of Warren
Inland Wetlands and Conservation Commission
Public Hearings and Regular Meeting Minutes
Thursday, May 26, 2016, 7 o'clock pm
Warren Town Hall, 50 Cemetery Road, Warren, Connecticut 06754

PRESENT: Chairman Keith Jewell, Vice Chair Cindy Shook, and Member Nora Hulton. Absent were Commissioners Nancy Binns and Dawn Blocker, and Alternates Thomas Caldwell, John Favreau, and Darin Willenbrock.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES.** Chairman Jewell called the meeting to order at 7:08 p.m. No alternates were available for seating.

2. **PUBLIC HEARINGS CONTINUED:**

A. Arthur Howland & Associates, PC for Corinne Green and Renee 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).**

Paul Szymanski, PE, of Arthur Howland & Associates, PC was present on behalf of the applicants. He approached the Commission with drawings and stated that in response to comments from the last Public Hearing, his clients had hired an architect to more fully explore the project. Mr. Szymanski presented a number of earlier iterations. The plan labeled "Alternative 7" included the actual footprint of the dwelling, which was not available at the last hearing. Mr. Szymanski next presented a site plan labeled "Alternative 8," which, he stated, increased buffering, decreased the piping of the intermittent manmade watercourse, reduced overall impact on the site, and added compensatory mitigation of wetlands. Annual rain garden maintenance records were to be provided to the Commission. Finally, Mr. Szymanski explained, by way of contrast, how the site presently functions.

Commission members voiced at least two concerns: (1) the pipe proposed to accommodate the intermittent watercourse runs under the garage; and (2) the driveway is being moved from its existing location. Mr. Szymanski responded that (1) he could move the pipe behind the garage; and (2) the new driveway obtains a gentler grade and equalizes the distance from both neighbors, affording more equal privacy.

In response to Ms. Sefcik's reference to a suggestion by Mr. Michael Klein (the Town's environmental consultant), Mr. Szymanski assented, stating that his clients would agree to conservation easements on both the northwestern and southeastern wetlands areas of the property. Mr. Szymanski outlined and shaded directly on the "Alternative 8" site map, the boundaries of the proposed conservation easements. He stated that his clients would agree to file such easements on the land records.

Landscape designer Mr. Richard Rosiello was present on behalf of the applicants to address another concern raised in Mr. Klein's written report: The proposed installation of cultivars was not advisable, as they would not act properly. Mr. Rosiello disagreed, stating that rain gardens themselves are a "very foreign thing," and that cultivars – hybrids of native plants – were engineered to assist rain gardens in doing the work for which they were designed. Furthermore, he stated, only select types of cultivars would be employed. One of the public asked to what extent Mr. Rosiello was involved in the proposed project. He responded that his involvement was limited to the plantings within the rain garden system only.

Ms. Sefcik indicated that she had received two emails from, and on behalf of a neighboring property owner. She read into the record a letter from Tim Palmer reiterating concerns that remained and which he felt had not been addressed. There was some wonder about why the Lake task force had not been heard from since its last communication. Ms. Sefcik noted that the Lake Waramaug Task Force is always notified of public hearings on matters affecting or possibly affecting the Lake and is free to voice its opinion should it choose to do so. Ms. Sefcik read the other letter from Brian Neff, PE iterating concerns about the effectiveness of the rain gardens. Mr. Szymanski offered to add an underground perforated pipe to further assist, in the event of an unusually concentrated rainfall, and to plant a vegetation buffer.

Vice Chairman Shook asked whether there was concern that there hasn't been any percolation testing. Mr. Szymanski responded that Todd Parsons of Lenard Engineering (on behalf of the Town) had agreed to earlier proposals for rain the gardens.

Ms. Sefcik observed that there had been no time to receive comment from Mr. Klein on these newest plans being presented.

Mr. Calhoun, a member of the public and friend and builder for the Palmers, requested clarification on the design of the rain gardens and how much water they would typically be required to handle. Mr. Szymanski responded that according to data, typical showers are 1" or less of rainfall.

Chairman Jewell noted that the plan has changed significantly enough to warrant reviews by both Mr. Parsons and Mr. Klein. Mr. Szymanski asked if the two consultants could be limited in aspect to an environmental report and a storm water management report, respectively. Ms. Sefcik concurred. Chairman Jewell requested and was granted a continuance of the Public Hearing from Mr. Szymanski to the next month. Mr. Szymanski so granted the continuance. Ms. Shook made a **MOTION** to continue the public hearing until the next regularly scheduled meeting on June 23, 2016 at 7:00 p.m. at the Town Hall, 50 Cemetery Road, Warren, Connecticut in the lower level meeting room. Ms. Hulton **SECONDED**, and the motion **CARRIED**.

B. 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. (Public Hearing Opened April 28, 2016).

Mr. Clint Webb appeared before the commission with applicant Ms. Kelly Williams. He summarized the history of the application and clarified several points for the Commission that were continued from the last hearing, including: the limits of construction; relocation of the swale away from the neighbor's property line; addition of biodegradable fabric to swale behind house and increase in size of splash pad; "wings" added to woodchip berm; driveway gets L-Tec grate; driveway to be re-graded; temporary construction & sedimentation pond will be site of raingarden after construction completed. Mr. Webb fully described the E&S measures to be taken.

Ms. Sefcik had received a follow-up letter from Mr. Sean Hayden of the Northwest Conservation District dated May 25, 2016 which approved all of the changes made. Ms. Sefcik had also received correspondence from two neighbors, Molly Butler Hart at 145 North Shore Road, and Lee Vance of 107, 110, and 115 North Shore Road, both of whom supported the application made by the Williamses.

Hearing no further comments from the commission or public, Chairman Jewell asked for a motion to close the public hearing. Ms. Shook made the **MOTION**, Ms. Hulton **SECONDED**, the motion **CARRIED**.

3. **APPROVAL OF MINUTES:** Ms. Shook made a **MOTION** to approve the April 28, 2016 minutes of the regular meeting. Ms. Hulton **SECONDED**, the motion **CARRIED**.

4. **PENDING APPLICATIONS:**

A. Arthur Howland & Associates, PC for Corinne Green and Renee 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.

CONTINUED to June 23, 2016.

B. 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. Shook made a **MOTION** to approve the application. Ms. Hulton **SECONDED**, the motion **CARRIED**.

5. **NEW APPLICATIONS:** None

6. **INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT.** Ms. Sefcik gave a verbal update, noting in particular that the project at 108 North Shore Road was progressing without issue.

7. **CORRESPONDENCE.** The spring 2016 issue of "Habitat" published by CACIWC was handed out. A letter was received from the DEEP regarding dam work at 100 Wolfe Road. The Connecticut Landscape Architect Magazine was received and available for perusal. The 2016 DEEP Municipal Inland Wetlands Online Comprehensive Training Program was open for registration and available for attendance until November. The DEEP Wetlands Management Section's continuing education workshop called "Legal and Administrative Updates" was free and upcoming in June. All were encouraged to attend.

8. **OTHER BUSINESS PROPER: Discussion of and Possible Action on Beach Maintenance Best Management Practices Document.**

Discussion tabled.

Vice Chairperson Shook **MOVED** to adjourn the meeting until **June 23rd at 7 p.m.** Ms. Hulton **SECONDED**. The vote was **UNANIMOUS**.

Respectfully submitted,



Richelle Hodza
Recording Secretary