



Town of Warren  
INLAND WETLANDS & CONSERVATION COMMISSION  
50 Cemetery Road  
Warren, Connecticut 06754  
860 868 7881 x 117

**Regular Meeting**  
**April 21, 2022**

*Via Zoom Videoconference (Login Information Below)*

**1. Call to Order, Roll Call, Seating of Alternates**

Mr. Chairman called the meeting to order at 7:06pm. Present were Tom Caldwell, Tara Tanner, Cindy Shook and Nancy Binns. Absent were Kit Lundberg.

**2. Items to be added to the Agenda**

Ms. Binns MADE A MOTION to add IWA# 22-04-01 278 Brick School Road to the agenda, Ms. Tanner SECONDED the motion. All were in favor, the application was added to the agenda.

**3. Consideration of the Minutes of March 17, 2022 Special Meeting**

Ms. Tanner MADE A MOTION to approve the minutes of March 17, 2022. Ms. Binns SECONDED the motion, all were in favor. The MOTION CARRIED.

**4. Pending applications**

- a. *IWA 22-03-01/ Paul Szymanski of Howland & Associates, PE on behalf of Phillip Fox & Bruce Meeks/ 216 Brick School Road, Assessor's Map 27 Lot 04/ Addition to accessory structure; septic system installation within the Regulated Area (Received by Commission 3/17/2022)*

Mr. Szymanski presented the application to the Commission. Mr. Szymanski identified the changes and proposed activities within the application via a map. The Commission asked questions regarding the activities relative to the review area. Based on new information provided this evening and to allow for the application to be reviewed comprehensively, the Commission decided to officially receive a new application, site plan dated 4-14-2022 in lieu of the previous application. 22-04-02 will be the given number for this new application. Ms. Shook MADE A MOTION to receive and accept new application 22-04-02, Mr. Caldwell SECONDED the motion. All were in favor, the MOTION CARRIED.

- b. *IWA 22-03-02/ Paul Szymanski of Howland & Associates, PE on behalf of Andrew Burych & Anna Sellers/ Flat Rock, Windy Ridge, & Melius Road, Assessor's Map 38 Lot 17/ Proposed single-family resident; driveway to be located in Regulated Area & stormwater run-off will be piped to a rain garden (Received by Commission on 3/17/2022)*

Ms. Shook MADE A MOTION to have a public hearing regarding IWA 22-03-02, Ms. Tanner SECONDED the MOTION. All were in favor, the MOTION CARRIED. The public hearing will be held May 26, 2022.

- c. *IWA 22-03-03/ Paul Szymanski of Howland & Associates, PE on behalf of Wara-maug 159A, LLC/ 159 North Shore Road, Assessor's Map 45 Lot 12/ Proposed*

*single-family dwelling and associated improvements outside of Regulated Area.*

Mr. Szymanski presented on the application utilizing various maps. Ms. Mullen stated she had pulled the original approval from 2016 for the commission. Mr. Szymanski presented the application as it compared to the 2016 approval. A discussion was held regarding the correlation of the driveway to the two properties. Ms. Shook MADE A MOTION to receive and accept IWA 22-04-03 in lieu of IWA 22-03-03 and superseding application 16-09-02W. Ms. Tanner SECONDED the motion; all were in favor. The MOTION CARRIED. Ms. Shook MADE A MOTION to approve amended IWA 22-04-03. Mr. Caldwell SECONDED the motion; all were in favor; the MOTION CARRIED.

- d. *IWA 22-03-04/ Sam Sabin of Sabin Landscape Architects on behalf of Meredith & Peter Kosann/ 21 Arrow Point Road, Assessor's Map 29/ Shorefront improvements e. Modification to IWA 21-02-02 / Paul Szymanski of Howland & Associates, PE on behalf of John & Suzanne Gally/ 39 Arrow Point Road, Assessor's Map 41 Lot 04/ Previously approved single-family dwelling modified*

Mr. Sabin presented the application to the commission. Ms. Binns MADE A MOTION to approve the application, Ms. Tanner SECONDED the motion. A vote was held, all were in favor; the MOTION CARRIED.

*E. IWA 21-02-02/ Paul Szymanski of Howland & Associated, PE on behalf of John & Suzanne Gally/ 39 Arrow Point, Assessor's 41 Lot 04/ Previously approved single-family*

Mr. Szymanski reviewed the application with the Commission. The regulations of activity within the setback area were reviewed. The Commission compared the previous plan to the current plan regarding disturbance and impervious surface disturbance. Ms. Shook MADE A MOTION to approve the revised application and modifications, Ms. Tanner SECONDED the motion, all were in favor the MOTION CARRIED.

## **5. New Applications**

- a. *Modifications to IWA 20-10-02/ Berkshire Engineering & Surveying on behalf of Maria Marshall/ 53 Curtiss Road/ Modifications of appurtenances in the Regulated Area*

Dennis McMorrow of Berkshire Engineering was present and reviewed the application with the commission. The Commission reviewed and discussed the revisions. Miss Binns MADE A MOTION to receive and approve the minor modifications to IWA 20-10-02, Ms. Tanner SECONDED the motion, all were in favor, the MOTION CARRIED.

- b. *IWA 22-04-01, 278 Brick School Rd*

Due to lack of representation from a client on this application it was decided amongst the Commission to table the application until the next meeting.

## **6. Other Business Proper**

- a. *Application Deadlines*

Mr. Chairman MADE A MOTION that the Commission vote to amend the

published rules for submission deadline, and require application be submitted by 4:00pm on the Monday prior to scheduled meeting. A discussion was held regarding the reasoning behind adjusting the application submission deadlines. Ms. Binns SECONDED the motion. A vote was held, all were in favor, the MOTION CARRIED.

*b. Signature Block on Finalized Plan*

Mr. Chairman suggested finalized plans be signed by the chairman of the Commission. Mr. Chairman MADE A MOTION that all plans that are approved are officially, stamped, dated, and signed by the Chair and commission members. Ms. Tanner SECONDED the motion; all were in favor. The MOTION CARRIED.

**7. Communications Received**

*a. Letter from Steep Rock Association, Inc in re hiking trail in Washington*

The letter from the Steep Rock Association was read by the Chairman for the record.

**8. Public Comment**

Mr. Tammen, 50 Curtis Rd stated that 159 North Shore Rd showed a 4 bedroom house in the 2016 plan and the newest plan shows a 6 bedroom house. Mr. Tammen stated they should rethink the proposal. Mr. Tammen stated he was concerned the dock did not meet regulation. Mr. Tammen stated that the acceptance of the 39 Arrowpoint rd was disappointing and the applicant should have been told to move the house back. Mrs. Tammen, 50 Curtis Rd stated that when Ms. Mullen is on Curtis road to please also look at 53 Curtis road due to a concern of mismanaged runoff. Ms. Tammen stated that Mr. Josh Tanner stated the runoff was not properly controlled. Ms. Tammen stated she was concerned about a driveway in question on Curtis road or on Mountain Lake Rd, she stated it was on Curtis Rd and she was not sure it was a legal drive. Ms. Tammen stated that there is concern regarding the guardrails including that people or animals can get stuck between a car and the guardrails. Ms. Tammen thanked the commission.

**9. Adjournment**

Ms. Binns MADE A MOTION to adjourn the meeting, Ms. Tanner SECONDED the motion, all were in favor. The meeting adjourned at 9:20pm.

[https://us06web.zoom.us/rec/play/X\\_p5DVGPV9ONiYFDXvDF9\\_1JJfSw9vhIpV41mcCSr\\_o622-QhyAedj3Wc26LIbbxCb3TWUb5N5q-eqxK.im\\_jTSuC1f8TpVXb?continue-Mode=true&\\_x\\_zm\\_rtaid=NR3Swf0rTQizcm-mEt7AD0g.1651070068729.4eebba3a36bc597a910b1128c21380be&\\_x\\_zm\\_rtaid=290](https://us06web.zoom.us/rec/play/X_p5DVGPV9ONiYFDXvDF9_1JJfSw9vhIpV41mcCSr_o622-QhyAedj3Wc26LIbbxCb3TWUb5N5q-eqxK.im_jTSuC1f8TpVXb?continue-Mode=true&_x_zm_rtaid=NR3Swf0rTQizcm-mEt7AD0g.1651070068729.4eebba3a36bc597a910b1128c21380be&_x_zm_rtaid=290)

Respectfully Submitted,

Melissa Brown, Recording Secretary

Dated: 4/27/22