



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

Regular Meeting
May 26, 2022

Via Zoom Videoconference (Login Information Below)

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

Mr. Chairman, John Favreau called the meeting to order at 7:05pm, present were Cindy Shook, vice chair, Tom Caldwell, Tara Tanner and Kit Lundberg alternate. Absent was Nancy Binns. Ms. Lundberg was seated for Ms. Binns.

2. Items to be added to the agenda

A new application was to be added to the agenda, IWA 22-05-02 Beth Muscari, 5 Sunset Lake Rd. New construction of a barn within the regulated area. Ms. Shook MADE A MOTION to add application 22-05-02 to the agenda, Ms. Tanner SECONDED the motion. All were in favor; the item was added to the agenda.

3. Consideration of the Minutes of April 21, 2022

Ms. Tanner MADE A MOTION to approve the minutes from April 21, 2022, Mr. Caldwell SECONDED the motion. All were in favor, the MOTION CARRIED.

4. Public Hearing

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 residence; *(Received by Commission on 3/17/2022, Public Hearing set for 5/26/2022, revised plan received on 5/26/2022)*

Mr. Szymanski was present on behalf of his client. Mr. Szymanski presented the proposal to the Commission and its relative location to the regulated area. Mr. Chairman stated that the new proposal is outside of the regulated area. Ms. Shook MADE A MOTION to accept the modification of the new plan. Ms. Tanner SECONDED the motion, all were in favor. The MOTION CARRIED. Ms. Mullen read for the record communications received regarding IWA 22-03-02. The first letter read for the record was received from David and Jane Monti, 226 Melius Rd on May 25, 2022. The second letter read for the record was received from Bob Gerber and Jane Flannigan of 218 Melius Rd on May 26, 2022. Audrey Skelly, a member of the public stated she had property near to the proposal. Mr. Chairman clarified the location of the proposed driveway relative to her property. Mr. Tammen of 50 Curtiss Rd. asked if one of the neighbors was a chairperson and if they should recuse themselves from the application. Mr. Tammen also asked if the revised plan was on the website. Ms. Mullen stated that the revised application was posted on the website. Ms. Shook MADE A MOTION to approve the revised application, Ms. Tanner SECONDED the motion. A vote was held, all were in favor, the MOTION CARRIED.

5. 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 was present on behalf of the applicant. Ms. Mullen stated she had visited the site twice to follow up on impervious coverage and verification on silt fence installation. Ms. Shook MADE A MOTION to approve the revised application, Mr. Caldwell SECONDED the motion. All were in favor, the MOTION CARRIED.

- b. IWA 22-04-02/ Beth Whitty of Beth Whitty Landscape Design on behalf of Tom Passalacqua/ 278 Brick School Road, Assessor's Map 32, Lot 12/ Addition (44' X 24') to barn in Regulated Area.

Ms. Whitty was present on behalf of the application. A discussion was held regarding the proposal and its location within the Regulated Area. The commission requested further information, maps, and schematic plans. Ms. Shook MADE A MOTION to receive and accept the application, Mr. Caldwell SECONDED the motion. All were in favor, the MOTION CARRIED.

6. New Applications (Received and determined significance)

- a. IWA 22-05-01/ Dean Ackerman/ 67 Cornwall Road, Assessor's Map 51 Lot 19/ 30' x 60' barn within the Regulated Area.

Mr. Ackerman was present to discuss the proposed application. A discussion was held regarding the grading and fill proposed. The commission identified further information needed from Mr. Ackerman regarding the proposal. Ms. Lundberg MADE A MOTION to receive and accept the application, Ms. Tanner SECONDED the motion. A vote was held, all were in favor. The MOTION CARRIED.

- b. Modification to Sept 3, 2022 approval/ Paul Szymanski on behalf of Russel Plumb/Kent Road/ Rt 341, Assessor's Map 21, Lot 27/ Previously approved driveway to office/barn will be modified to a single-family home.

Mr. Szymanski was present on behalf of the applicant. Ms. Shook recused herself from the discussion and vote. A discussion was held regarding the original application, the extensive wetlands and the location of the driveway as it applied to the regulated area. Mr. Szymanski presented the changes to the proposal. Ms. Mullen read the previous approval 9/23/2020 and its stipulations for the record. Ms. Mullen read for the record communication received dated May 24, 2022 from Mr. Herman Tammen, 50 Curtis Rd. Ms. Shook MADE A MOTION to accept and approve the amended application that is presented before the commission, attaching all the original conditions and correspondence with the original application. Ms. Mullen assigned the application the number 22-05-03. Ms. Tanner SECONDED the motion. All were in favor save one abstention from Ms. Shook, the MOTION CARRIED.

- c. IWA 22-05-02, 5 Sunset Lake Rd. Beth Muscari. Robert O'Connor, the builder, and Ms. Muscari the applicant were present. O'Connor presented the application to the Commission. The Commission had a discussion with the applicant regarding the proposed building. Ms. Lundberg MADE A MOTION to receive and accept the application, Ms. Tanner SECONDED the motion. A vote was held, all were in favor; the MOTION CARRIED.

7. Other Business Proper

Ms. Mullen stated that she will be looking to update the Inland Wetland Application to provide

more information such as impervious coverage, topography, earth work, additional materials, and equipment being used.

8. Communications Received

No additional communications received.

9. Agent's Report

Ms. Mullen read her report for the record.

10. Public Comment

Mr. Tammen, 50 Curtis Rd thanked the commission for their work tonight. Mr. Tammen stated that there was an error in a date in the record regarding Mr. Plumb, Kent Rd. Mr. Tammen stated that the proposed switch to a residential house and requested further information on the modifications. Mr. Tammen asked if it would negate the approval of the garage and storage behind the house. Mr. Tammen stated that the website search function was malfunctioning.

11. Adjournment

Ms. Lundberg MADE A MOTION to adjourn, Mr. Caldwell SECONDED the motion. All were in favor, the MOTION CARRIED.

https://us06web.zoom.us/rec/play/BgSRe6_vPXft3bHcFTj4P2npWvJWD2uWX6Rws-CHLzmuN8U9s-oKYkVZFZZvmcleHZ-u4RIv_91-xMU_r.LRo3NIV6PdWk2-b8?continue-Mode=true&_x_zm_rtaid=pKkJqT__T--YDoglBXT1pg.1654093600715.c42fe34c06ce651caa3db18aebb09bc7&_x_zm_rhtaid=436

Respectfully Submitted,

Melissa Brown, Recording Secretary

Dated: 6/1/22