

Town of Warren
Inland Wetlands & Conservation Commission
Special Meeting October 20, 2022 Meeting Minutes

The Special Meeting of the Town of Warren Inland Wetlands and Conservation Commission meeting on October 20, 2022 was called to order at 6:01 pm. Members present were Nancy Binns, Tom Caldwell, Tara Tanner, and Cindy Shook. The alternate Kit Lundberg was absent.

The first item on the agenda was consideration of the minutes of September 22, 2022. Nancy Binns moved to approve the minutes as written. Tom Caldwell seconded the motion. The motion passed unanimously.

The next item "Pending Applications" included the application for 135 No. Shore Road- Boathouse Renovations. Colin Pottbecker was present to represent the application on behalf of the Mulvehill Family Partnership. Since the last meeting of September 22, 2022, it was discussed that the site would be visited by boat by the wetlands agent as well as a representative of the Lake Waramaug Task Force (LWTF). That site visit was conducted on October 4th. Colin explained "Phase A" of the application. The boathouse renovations are now being considered in three (3) phases due to the immediate need to address the structure's support as well as the more complicated subsequent phases of rebuilding the foundation and other cosmetic repairs.

Janell Mullen, wetlands agent, read a letter Sean Hayden, Executive Director of the Lake Waramaug Task Force, provided to the Commission on behalf of the LWTF. The letter addressed conditions for Phase A and only recommended that the IWC move forward on actioning Phase A of the proposal at this time.

Chairman John Favreau reiterated that Phase B and C would be provided in a separate application at a future Commission meeting for review. Mullen requested engineered drawings for the subsequent phases given their technical and complicated nature. It is anticipated that a third-party engineer will be asked to review Phase B and C. Mullen also stated on the record that the Commission may decide to put Phase B and C to public hearing. Nancy Binns moved to approve Phase A of the construction sequence with the condition that the boat being used gets thoroughly cleaned each time it enters Lake Waramaug. Tom Caldwell seconded the motion. The motion passes unanimously.

The next item "Other Business Proper" involved Paul Szymanski on behalf of Anna Sellers and Andrew Burych regarding a new single-family build at Windy Ridge and Melius Road. Paul Szymanski was present on behalf of the applicant. He mentioned that he was coming before the Commission as a courtesy since the proposed work will not be taking place within the Upland Review Area. He just wanted the Commission to be aware of the further modifications of the driveway placement and that the Inland Wetlands and Conservation Commission did not need to take any action since all of the work associated with the development of this lot is "non-regulated". Mullen asked about the total cubic volume of earthwork being performed on site. Szymanski stated that he would provide her with the calculations, but that it was minimal stripping of the topsoil.

The next item on the agenda was "Communication Received". The Commission asked about the DEEP Wildlife publication. Mullen stated that she would verify. Chairman Favreau asked about training opportunities for the Commission. Mullen stated that she would circulate training opportunities with the Commission including the DEEP course for Inland Wetlands Certification.

Mullen reviewed the Agent's Report that was circulated to the Commission. She mentioned that the Construction Progress Report has now been utilized for 85 Curtiss Road. Chairman Favreau asked about the

status at 53 Curtiss Road. Mullen stated that she would be following up with the property owner since she doesn't believe Riga is still performing work on site.

Mullen also mentioned that she is working with the QPublic Site vendor to get the wetlands layer up on the Town website via the "field cards online". She mentioned that she will be adding a disclaimer that states that the wetlands are demonstrative and not field delineated by a soil scientist.

Cindy Shook moved to adjourn the meeting at 6:45 pm. Tom Caldwell seconded the motion. The motion to adjourn passed unanimously.

Respectfully submitted,

Janell Mullen

Land-use Official