

John Favreau, Chair
Cynthia Shook, Vice Chair
Nancy Binns, Member
Thomas Caldwell, Member
Tara Tanner, Member
Kit Lundberg, Alternate

TOWN OF WARREN
Inland Wetlands & Conservation Commission
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Thursday, November 17, 2022
Regular Meeting Minutes

The Regular Meeting of the Town of Warren Inland Wetlands and Conservation (IWC) Commission was called to order at 7:00 pm by Chairman John Favreau on Thursday, November 17, 2022. Members present were Nancy Binns, Thomas Caldwell, Tara Tanner and alternate Kit Lundberg. Absent was member Cindy Shook. Kit Lundberg was seated for the absent member. Also present were Janell Mullen, serving the Commission as wetland agent, Beth Whitty, Rafe Churchill, James Harris, and David Hughes, PE.

Nancy Binns moved to approve the draft minutes of the Special Meeting dated October 20th, 2022. Tara Tanner seconded the motion. The motion to approve the minutes as written passed unanimously.

The next item on the agenda was "Pending Applications". There were none.

The first agenda item to consider was new application IWA# 22-11-01. Beth Whitty was present on behalf of the property owner, David Feigenbaum. The subject property is 55 Sacket Hill Road which is across the street from the applicant's residence at 52 Sacket Hill Road. Beth Whitty explained that the proposal is for a guest house with pool and outdoor kitchen which will be located in the upland review area. The Commissioners reviewed the proposed site plans. Chairman Favreau asked about Torrington Area Health Approval. Whitty stated that the plans with the delineated wetlands and the proposal had only just been made available to her. She had yet to submit it to TAHD for approval. Favreau also mentioned additional information that the Commission would need such as: impervious surface calculation, erosion and sedimentation control measures, and the areas of stockpiling of materials to be indicated. The Commission members also discussed scheduling a site visit prior to the next regularly scheduled meeting on December 7th at 3:00 pm. Nancy Binns made a motion to receive the application IWA #22-11-01 in anticipation of the supplemental information that had been requested. Tom Caldwell seconded the motion. The motion passed unanimously.

The next item under "Other Business Proper" Item A was a pre-application review for a proposal for one single family dwelling at the corner of Curtiss & Hopkins Road. James Harris and Rafe Churchill of Hendricks Churchill was present to present the preliminary site plan as was David Hughes, PE. James Harris began the presentation with an overview to the Commission. The proposal would be for one single-family dwelling unit with its driveway to traverse the wetlands and upland review area. Rafe Churchill explained that this placement would lead to less disturbance since more cut and fill would be necessary if the driveway were to be situated off Curtiss Road. He also stated that the project team wished to come before the Commission informally to gather information for efficient submission of a formal application in the upcoming weeks. Chairman Favreau stated that the proposed activity involved crossing the wetlands and the upland review area and would, therefore, be deemed significant. Upon receipt of the application, a public hearing would likely be scheduled as would a site walk. Chairman Favreau referenced the earlier proposal which involved a subdivision the proposal for three single-family homes on the lot. The Churchill-Hendricks team thanked the Commission for their time.

The Commission moved on to Item B, Standard operating procedures for wetlands enforcement. Mullen handed each Commissioner a document outlining the process. It is not customary for her to issue a citation (fine) without first issuing a notice of violation detailing the situation at hand and why it doesn't conform with the regulations.

Mullen also walked the Commissioners through item C, the online mapping of wetlands which can be accessed via Qpublic via the assessor's webpage. She mentioned that it was demonstrative and for information purposes only and involved a disclaimer that stated that as well.

Mullen presented her agent's report.

There were no members of the public in the audience when it came time for public comments. Tara Tanner moved to adjourn the regular meeting of the IWC Commission at 8:16 pm. Nancy Binns seconded the motion. The motion passed unanimously.

Respectfully submitted,

Janell Mullen
Land-use Staff