

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
50 Cemetery Road
Warren, Connecticut 06754
(860) 868 - 7881
landuse@warrenct.org



Wednesday, December 7th, 2022
Special Meeting- Site Walks

Weather conditions: ~ 50 and foggy, little visibility, damp

The Special Meeting Site Walk (Part A) of the Town of Warren Inland Wetlands and Conservation (IWC) Commission was called to order at 2:02 pm by Chairman John Favreau at 85 Curtiss Road, Map 7 Lot 9. Members present were Nancy Binns, Thomas Caldwell, Tara Tanner. Also present was Janell Mullen, serving the Commission as wetlands agent. Individuals from the construction team present included Brian Brickett, Justin Haley, Paul Szymanski, and property owner, David Goldin. Members of the public included Adam Crane and Katia Zero, of 52 Mountain Lake Road.

John Favreau gave Janell Mullen the floor so that she could lay out the ground rules of the site visit. She expressed that (along with the Commission) they felt that it was a good opportunity to visit the site while it was under construction to review the erosion and sedimentation controls in place, compare the elements in the field with the approved plan, as well as review the construction project reports with respect to what is occurring on-site. She mentioned all questions should be fielded through Chairman Favreau and that there would be time for public comment at the end of the site visit. For effective minute-keeping and to run a proper meeting, she discouraged side conversations and informal commentary during the site walk.

Chairman Favreau referenced the plan entitled “Alternative Drive #1A”, dated May 13, 2021 Sheet Alt.1A. He turned the floor over to Paul Szymanski to summarize the work that had been completed to date, discuss any modifications, and to walk the Commission through the work completed on-site.

Szymanski began by introducing the two (2) types of reports that the Town is receiving on a monthly basis. One comes from Artel Engineering whenever there is a rain event and/or bi-monthly and analyzes the erosion and sedimentation control measures in place (as a condition of the wetlands license approval) and the second report is based around a template that was developed by Mullen with the Commission. This detailed report is received on a monthly basis from the on-site project team.

Szymanski began his site tour by referencing the new driveway. He noted that they were presently standing at “subgrade” and that the final height of the driveway would be a higher topography that would have processed aggregate added to the compacted surface. He pointed out the ledge “rock wall” that bordered the left-hand side of the driveway as the group began walking up. Favreau referenced the erosion and sedimentation (E&S) controls measures which were staked haybales at various contours “cuts” along the driveway placed at various contours.

Mullen inquired about the current width of the driveway vs what will be its completed width. Szymanski responded that finished it would be about 13’ and it is currently about 22-24’ to allow for construction trucks.

Favreau mentioned wanting to review an area of loose topsoil on the walk back down the driveway. Brian Brickett mentioned that an additional row of haybales would be staked off 10-15’ from the driveway for snow removal during the winter. He would be adding this row early next week.

At the existing garage (which is to be razed), the Commission stopped to discuss two piles of stockpiled materials. Szymanski pointed to the pile of wood chips (spare erosion controls) and to the crushed stone (to be used for anti-tracking pad). He also mentioned that spare haybales are kept in the garage. Mullen asked about the distance from

the stockpiles to the upland review area (URA). She stated that all materials should not be stockpiled in the URA in keeping proper distance from the wetlands. These stockpiled materials would remain throughout the construction process.

The group continued climbing up the driveway. Szymanski pointed out a sediment trap where clear water had pooled as demonstration that stormwater run-off was being captured on-site. Favreau asked if this would eventually be the location of a rain garden. Szymanski confirmed. On the plan, this item is labeled Rain Garden #4.

Szymanski stated that the group has approached the house (the foundation is in place and framing has begun) and that they were standing at sub-grade. The foundation is located per plan according to Szymanski. In the coming weeks, Brickett would be working to "bring up the grade" where the pool and retaining wall would be located. Favreau confirmed the E & S controls in place down grade from the structure. Szymanski stated that construction team had also employed an additional stone berm as a protection measure in addition to the silt fence and staked haybales and that the area behind the berm has remained vegetated. This was in response to the fact that there is a wetlands system located to the right of the house/pool area.

Member Caldwell asked if the well had been installed. Szymanski responded that it had not yet been.

Member Cindy Shook arrived at 2:25 pm.

Szymanski pointed out a pile of boulders at the rear of the home that would become the boulder retaining wall adjacent to the upper parking area. He stated that the boulders would either be used for the retaining wall or crushed. As accounted for during the planning process, there was exposed ledge on site. Szymanski also stated that eventually a curtain drain would be installed along the retaining wall as indicated on the plan. Szymanski pointed to a maple tree that would remain as well as the stakes that indicate the limits of disturbance on-site.

Mullen asked about the overall volume of earthwork associated with the project. Szymanski stated that he would have to review the plans and that he believed they were at about 80% of the overall. Mullen asked if they had a running calculation of the magnitude of the earthwork. Szymanski stated he thinks it was 4,000-5,000 cubic yards but would have to review the paperwork. Brickett and Mullen confirmed that the blasting had concluded back in May.

Favreau asked about on-going work. In the next 2-3 weeks, Brickett would be compacting and adding gravel to the length of the driveway in advance of snow removal during the winter. Szymanski stated that they would essentially be "buttoning up" the site in the winter. Mullen asked if they would be refreshing some of the haybales and silt fencing before they conclude the site work for the winter season.

Favreau asked about the truck traffic to continue over the upcoming months. Szymanski gave a rough estimate of 70 tri-axle loads along with the trucks involving contractors doing work on the house. Site work will recommence in March depending on the weather.

Shook asked about where stormwater will go. Szymanski mentioned the raingardens on the site, curtain drain, catch basin, and that the goal was to capture the water on-site. He mentioned that the water has been running clear.

Mullen asked about a depression down along the driveway that was retaining water. Szymanski confirmed that it was presently functioning as a sediment trap and would eventually function as Rain Garden #3.

Favreau revisited the loose soil near the stored blasting mat going down the driveway. Brickett mentioned that all the material would be moved to the top of the site next week. The 4' cover of topsoil originated from the driveway location. Brickett demonstrated the original grade of the driveway in relation to where he was standing.

Mullen stated that she has gone out to investigate the issues with Curtiss Road with the road foreman, Josh Tanner. He has pointed out to her that Curtiss Road has run-off problems because the town roadway does not typically crown to properly direct stormwater to its shoulders. Mullen has witnessed the road's run-off problems and has witnessed where water tends to pool and sheet across the road.

The construction team has dug out a swale adjacent to the project site in hopes to help with the roadway run-off issues.

Favreau asked for public comments. Katia Zero mentioned her concerns with the construction traffic, the narrowness of the town road, and the fact that Curtiss Road is the only way they have to access their homes. She expressed concerns on behalf of her neighbors. She noted that the disturbance on site was enormous and that the heavy truck traffic was an on-going concern. She hoped that in the future that construction projects like these would condition that the party responsible would fix the road. She emphasized the importance of safe roads.

Favreau asked about the bonds in place for the construction. Mullen stated that 50K was being held by the P&Z and 50K was being held by the IWC specifically for erosion & sedimentation controls.

Mullen mentioned that specific questions and concerns should be directed to her official land-use email (landuse@warrenct.org).

Chairman Favreau asked if there were any other public comments. There were none.

Nancy Binns moved to adjourn the site walk at 3:07 pm. Tara Tanner seconded it. The motion passed unanimously.

The Special Meeting Site Walk (Part B) of the Town of Warren Inland Wetlands and Conservation (IWC) Commission was called to order at 3:30 pm by Chairman John Favreau at Sacket Hill Road, Map 18, Lot 7. Members present were Nancy Binns, Thomas Caldwell, Tara Tanner. Also present was Janell Mullen, serving the Commission as wetlands agent and Beth Whitty, representing the property owner as applicant. No members of the public were in attendance.

The project (pending wetlands license #22-11-01) being proposed is a guest house and pool in the lot across the street from the Feigenbaum's existing residence.

Tom Caldwell used the utility pole as a frame of reference for the location of the proposed structure.

Beth Whitty mentioned that the Torrington Area Health District has just approved the plan and that nothing on the site plan that the IWC Commission had reviewed would be changing.

Caldwell mentioned that the silt fence should be extended and curled up around the berm that is being built up for the septic.

Chairman Favreau paced off the distance to the wetlands and noted that the site would need to be leveled off.

Whitty noted trees that would need to be removed. Favreau mentioned that this information would be needed for the meeting.

Mullen reminded the applicant that they would need impervious surface calculations, indication of stockpiles on the site, trees to be removed, construction sequence, and the location of erosion and sedimentation controls to be included on the plan. The next wetlands meeting scheduled is Thursday, December 15th at 7:00 pm.

Caldwell moved to adjourn the site walk at 3:52 pm. Tanner seconded the motion. The motion passed unanimously.

Respectfully submitted,

Janell Mullen
Land-use Official