



Town of Warren  
INLAND WETLANDS & CONSERVATION COMMISSION  
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**SPECIAL MEETING**  
**Site Walk Minutes**  
**Sunday, January 10, 2021 at 3:30 p.m.**

Curtiss and Hopkins Roads, Assessor's Map 8 Lot 44

1. **Call to Order and Roll Call.** Chairman John Favreau called the meeting to order at 3:47 p.m. Member Nora Hulton and Alternate Tara Tanner were present and seated for Nancy Binns. Vice Chair Cynthia Shook, Member Nancy Binns, Member Thomas Caldwell, and Alternate Darin Willenbrock were absent. Richelle Hodža, Land Use Officer was also absent.

Mr. Favreau recorded the meeting. The following identified themselves as being present: Ms. Jessica Marullo, the Applicant on behalf of herself and her husband, property owner Michael Dell'Aera; Mr. Brian Baker, P.E. of CivilOne Engineering; Mr. James Stroub, Attorney for the Applicant, Mr. Ian Cole, Soils Scientist for the Applicant, and Mr. Sean Hayden of the Lake Waramaug Task Force. At least eighteen Warren residents stated their names as follows:

Richard Berman, Corryn Birken, Adam Crane, Torrence Fossland, Elizabeth Gildersleeve, Harold Gross, Deirdre McDonald, Al Odetta, Katia Zero, Victoria Sahadevan Fossland (a member of the Planning and Zoning Commission), Dana Serafine, Chris Serafine, Roberta Stafford, Peary Stafford, Hermann Tammen, Waltraud Tammen, Celia Ucciardo, Michael Zimet (an alternate on the Planning and Zoning Commission).

2. **Site walk** to observe areas of proposed activity and within regulated areas in the matter of Inland Wetlands Application #: 20-12-02 / Jessica Marullo on behalf of property owner Michael Dell'Aera, 15 Pike Hollow Road, Stratton, Vermont / Curtiss Road and Hopkins Road, Assessor's Map 8, Lot 44 / Proposed 3-lot subdivision of 16.7± acres (Received by Inland Wetlands Commission 12/17/2020)

Engineer Baker led the site walk beginning at proposed Lot 1 on Curtiss Road. Mr. Favreau asked him to identify the wetlands, the proposed septic systems, and houses for the Commission. He asked Ms. Hulton to observe the vegetation, since she possesses special knowledge as a Connecticut Certified Master Wildlife Conservationist. Mr. Baker referred to the map at various moments on the walk, pointing out markers and identifying their meanings. Lot 3 was reached via a path that had been brush-hogged. People were cautioned that the terrain was becoming challenging and that those who were not sure-footed should not continue. Among others, Chairman Favreau did reach the end of the brush-hogged path.

The watercourse at the easterly line of the property was missing from the map. Mr. Baker said he would revise the plans accordingly.

3. **Adjournment.** The meeting was adjourned having lasted 1 hour and 1 minute and 42 seconds.

Respectfully submitted,

Richelle Hodža,  
Land Use Officer

Dated: 1/19/2021 7:43 a.m.