

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

TOWN OF WARREN
Inland Wetlands & Conservation Commission
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Special Meeting – Site Walk Minutes
April 9th, 2024

Chairman John Favreau called the Special Meeting – Site Walk of the Town of Warren Inland Wetlands & Conservation (IWC) Commission to order at 4:02 PM on Tuesday, April 9th, 2024. Members present were Tom Caldwell, Nancy Binns, and Tara Tanner. Cindy Shook was absent. Janell Mullen was present as the Town of Warren Land-Use Official. Applicants present were Wesley Wyrick and Mark Riefenhauser, PE of Smith & Company representing the Mullen's of **152 Curtiss Road** (Map 7, Lot 15-01). The abutter, Betsy West of 142 Curtiss Road was also present. Please note, Janell Mullen has no relation with the property owners.

The group began at the base of the driveway where the applicants had staked the centerline of the driveway within the vicinity of the wetlands. As depicted on the site plan entitled "Site Development Plan Overall Parcel" dated 3/7/2024, the beginning of the proposed driveway is proximal to wetlands. Mark Riefenhauser, PE stated that the existing "driveway" that was rough cut in without a permit would be removed and restored upon completion of the project.

The applicants noted that Torrington Area Health District approval was still pending.

The group entered the site where the proposed driveway would be located, which is near an existing culvert and off of Curtiss Road. Erosion problems where Curtiss meets Mountain Lake Road were noted.

The group ascended the driveway while looking at the proposed site plan. Janell Mullen asked Mark Riefenhauser what short-term erosion & sedimentation control measures would be installed during the course of construction and what long-term stormwater management measures would be integral to the site. Mark Riefenhauser explained the proposed grades and that the plan had been designed to avoid point run-off, but rather to encourage sheet flow and water dispersion over a larger area of land. It was requested that these details be narrated on a revised plan.

John Favreau asked if trees would be cleared throughout the site. Wesley Wyrick stated that 12' clearance required would be achieved for the driveway, but no further tree clearing would occur for the installation of the driveway. The applicant was asked to indicate which trees greater than 12" caliper would be removed for the driveway in the vicinity of the wetlands on the revised plan. The Chairman also asked if consideration had been made for possible underground trenching for utilities, power, etc. He asked that if so; further details would be provided.

The group ascended the steepest section of the driveway to the extent of the 200' buffer from the flagged wetlands to get a complete picture of the disturbance that would take place proximal to wetlands. Tara Tanner moved to adjourn the site walk associated with 152 Curtiss Road at 4:20 PM. Tom Caldwell seconded the motion to adjourn the first portion of the Special Meeting – Site Walk and the motion passed unanimously.

The second portion of the Special Meeting – Site Walk of the IWC was called to order at 4:51 PM. Members present were Tom Caldwell, Nancy Binns, and Tara Tanner. Cindy Shook was absent. Janell Mullen was present as the Town of Warren Land-Use Official. Applicants present were members of the Warren Land Trust and included Elizabeth Chandler, BK Stafford, Will Walker, Don Lawson, and Angus Gracey. The subject property was the **Cunningham Preserve** (Map 16, Lot 4) and the proposed trails to be established by the Warren Land Trust (WLT). The group began its walk at the parking area near the Finney Monument. They walked to the Silver Trail (aka Cunningham Road) to the blue tags that represented a new trail to be established (and indicated as purple on [the map associated with their proposal](#)). As they walked, Elizabeth Chandler stated that all work would be done by hand and that the group would walk in to perform the work. It was noted

that the existing “Woods Road” was quite established- well compacted, wide, and very passable. The group arrived at a small stream that would be crossed on foot. It was not intended that the group would construct any bridge crossings or otherwise. Don Lawson pointed out the Town of Kent border and the group turned to double-back the way it came.

Janell Mullen, Nancy Binns, and Angus Gracey excused themselves at 5:37 PM.

The remaining group continued the review of the proposed trails with only a concern about trails that are now adjacent to a wet area caused by erosion from vehicle use. Both Don Lawson and BK Stafford indicated that an alternative would be presented that would minimize the potential impact to this area. Chairman Favreau also commented on the maintenance of the stone walls and indicated that the Commission is also responsible for Conservation, and stone walls are an important part of that responsibility. He noted to send the WLT the regulations and citations concerning stone walls from the state and local regulations. The group returned to the parking area, adjourning the meeting at 5:43.