



Town of Warren  
INLAND WETLANDS & CONSERVATION COMMISSION  
50 Cemetery Road  
Warren, Connecticut 06754  
860 868 7881 x 117

**Special Meeting  
March 17, 2022**

*Via Zoom Videoconference (Log-in Information Below)*

### **1. Call to Order, Roll Call, Seating of Alternates**

Mr. Chairman, John Favreau called the meeting to order at 7:04pm, present were Cindy Shook, vice chair, Tara Tanner, Nancy Binns, and alternate Kit Lundberg. Absent was Tom Caldwell, Kit Lundberg was seated for Mr. Caldwell.

### **2. Consideration of Minutes**

Ms. Shook MADE A MOTION to accept the minutes, Ms. Binns SECONDED the motion. All were in favor, the MOTION CARRIED.

### **3. Pending Applications**

#### **a. IWA 22-02-01/20 Wolfe Road/ Removal of dead and diseased trees**

Ms. Lundberg publicly recused herself from being a voting member of the Commission for the application #22-02-01. She was representing the property owners. A discussion was held regarding the site walk and the supplemental materials. Mr. Chairman read a letter from the licensed arborist, Mr. Jonathan Lord into the record. Ms. Binns MADE A MOTION to approve the application, Ms. Tanner SECONDED the motion. All were in favor, the MOTION CARRIED.

Ms. Lundberg re-joined the Commission as a seated member at the conclusion of the vote.

### **4. New Applications (Received and determined significance)**

#### **a. IWA 22-03-01/ 216 Brick School Road/Addition to accessory structure, septic system installation within the Regulated Area**

Mr. Szymanski, PE, of Howland & Associates, presented the application to the Commission. A discussion about Torrington Area Health approvals, the septic, and the location of the wetlands as it applied to the application. Ms. Shook MADE A MOTION to receive and accept the application, Ms. Tanner SECONDED the motion. All were in favor, the MOTION CARRIED.

#### **b. IWA 22-03-02/ Flat Rock, Windy Ridge, & Melius Road/ Proposed single-family residence; driveway to be located in Regulated Area & stormwater run-off will be piped to a rain garden**

Mr. Szymanski presented the application to the Commission on behalf of the property owners, Andrew Burych & Anna Sellers. The Commission discussed the location of the wetlands, the

proposed and existing driveways as it applied to the proposal. A discussion was held on the necessity of a site walk. Ms. Binns MADE A MOTION to receive and accept the application, Ms. Tanner SECONDED the motion. All were in favor, the MOTION CARRIED.

c. IWA 22-03-03/ 159 North Shore Road/ Proposed single-family dwelling and associated improvements outside of Regulated Area

Mr. Szymanski presented the application to the Commission. A discussion was held regarding the activity which has already occurred on the property as well as the proposed activity on the property. A discussion was held regarding the previously approved permits on the property. The Commission determined Ms. Mullen would report back to the commission in regard to the discussions had, the commission did not act on this application at this time.

d. IWA 2-03-04/ 21 Arrow Point Road/ Shorefront improvements

Mr. Sabin presented the application to the Commission. A discussion was held regarding the erosion controls in place, the planting sequence, plant quantities and locations. Ms. Binns MADE A MOTION to receive the application, Ms. Shook SECONDED the motion, the MOTION CARRIED.

## **5. Other Business Proper**

a. Modification to IWA 21-02-02 /39 Arrow Point Road/ Previously approved single-family dwelling modified to be reduced in footprint

Mr. Szymanski presented to the Commission the changes in the proposal. Ms. Binns MADE A MOTION to table the application until further information was provided and more detailed discussion could be held, Ms. Lundberg SECONDED the motion. All were in favor save one abstention from Ms. Shook, the MOTION CARRIED.

b. Updated Schedule of Meetings for 2022

Ms. Tanner MADE A MOTION to receive and accept the schedule as proposed by Ms. Mullen, Ms. Shook SECONDED the motion. All were in favor, the MOTION CARRIED.

## **6. Communications Received**

None.

## **7. Public Comment**

Marty Connor, representing the Lake Warmaug Association stated on behalf of the Lake Warmaug Association that they were pleased with Ms. Mullen being hired for the position and that her professionalism and experience will be beneficial to the commission and to the Lake.

Mr. Rudy Montgelas, stated he wished to commend the Commission on their decision regarding 39 Arrow Point Road. He stated that the distance from the well to the septic field could be reduced and the consideration of the house moving back from the shore is

important.

Mr. Herman Tammen, thanked Ms. Mullen for joining the team in Warren. Mr. Tammen stated there did not exist minutes for the site walk which occurred on March 6<sup>th</sup>. Mr. Tammen stated that the board of selectman meeting announced that Ms. Tanner resigned from the commission. Mr. Tammen stated that if a property is approved with rain gardens it be part of the stated approval and have annual review and inspection of the maintenance of the rain gardens. Mr. Tammen also asked that applications be posted on the website.

Mrs. Tammen, welcomed Ms. Mullen as well. Mrs. Tammen stated that she agreed that the home proposal on 39 Arrow Point Road should be requested to move the house further from the waterway. Mrs. Tammen stated she agreed that applicants should be encouraged to submit applications well before meetings so they can be properly reviewed. Mrs. Tammen stated that the two functions a selectman has in a meeting is to appoint a commission member if the commission has not done so within 30 days and to approve a driveway onto a roadway. Mrs. Tammen stated that there is a lot of interest from the public to attend meetings and encouraged them to continue hybrid meetings. Mrs. Tammen thanked the commission.

Mr. Montgelas stated he would also like to welcome Ms. Mullen and that if she needed assistance with water companies or requirements from DPH to contact him at any time.

## **10. Adjournment**

Ms. Shook MADE A MOTION to adjourn the meeting at 9:04 pm, Ms. Binns SECONDED the motion, all were in favor, the MOTION CARRIED.

Video Recording of Proceedings: [https://us06web.zoom.us/rec/play/oBEf-DLaT8CmPZjUfsXMGwKgAIjKGBEED5KHcicK39Kc8sPHwA1kPrF8Pv8RZ06W6PnuK4aIXRGSG1Aa.oJipU6D3Gwqv9vz8?continueMode=true&\\_x\\_zm\\_rtaid=UXwlpnxn\\_S\\_C-4FJeYaC-GfA.1648476289189.d46bf6f17b0c21e959e00fb799596820&\\_x\\_zm\\_rhtaid=35](https://us06web.zoom.us/rec/play/oBEf-DLaT8CmPZjUfsXMGwKgAIjKGBEED5KHcicK39Kc8sPHwA1kPrF8Pv8RZ06W6PnuK4aIXRGSG1Aa.oJipU6D3Gwqv9vz8?continueMode=true&_x_zm_rtaid=UXwlpnxn_S_C-4FJeYaC-GfA.1648476289189.d46bf6f17b0c21e959e00fb799596820&_x_zm_rhtaid=35)

Respectfully Submitted,

Melissa Brown, Recording Secretary

Dated: 3/28/22