



Town of Warren
INLAND WETLANDS & CONSERVATION COMMISSION
50 Cemetery Road, Warren, CT 06754
860-868-7881 x 117
landuse@warrenct.org

Special Meeting - Site Walks
Minutes

Sunday, March 7, 2021 commencing at 3:00 p.m.

1. Call to Order and Roll Call. Chairman John Favreau called the meeting to order at 37 Cornwall Road slightly after 3:00 p.m. Present were Nancy Binns, Cindy Shook, Nora Hulton, and Tara Tanner, who was seated for Mr. Caldwell. Mr. Willenbrock was absent. Applicant Hadley Lord was present. Richelle Hodza, Land Use Officer, was also present. The site visit was for the purpose of observing areas of proposed activity within regulated areas with regard to Inland Wetlands Application #: 21-02-03 / Hadley Lord / **37 Cornwall Road**, Assessor's Map 50, Lot 8 / Proposed addition 8 feet x 20 feet.

Ms. Lord pointed to the features of her property and described the work to be done. She pointed out a chimney that was to be removed and indicated the dimensions of the proposed kitchen addition. The property is constrained by the state highway in front of the house and the brook behind the house, which is quite close to the proposed addition – perhaps no more than fifteen feet. The low impact method of construction – helical pilings were to be installed rather than concrete footings – appeared to be sensitive to protecting the wetlands from erosion and sedimentation. Little disturbance was likely to occur. The commission requested a construction sequence from the contractor before the next meeting and a map indicating where and what kind of E & S controls would be installed.

2. Site walk commencing at 4:00 p.m. to observe areas of proposed construction, removal and/or deposition of materials, and any other proposed alteration to vacant lot and shoreline within Inland Wetlands jurisdiction regarding two Inland Wetlands Applications #21-02-01 and #21-02-02 / Paul Szymanski, P.E., Arthur H. Howland & Associates, P.C. on behalf of the Gally Family Irrevocable Real Estate Trust by John Gally, Jr. and Suzanne C. Gally of Concord, Massachusetts / **39 Arrow Point Road**, Map 41 Lot 4, / Installation of a proposed dock and proposed construction of a single family dwelling, respectively .

Members and staff present at the previous site walk gathered and were escorted by Mr. Paul Szymanski, the applicant's engineer, Mr. Mark Gally, the property owner, and Mr. Scott Sadler, the dock guy. Mr. Szymanski led the group through the wooded lot pointing out markers where the driveway was proposed. He identified the water shut-off, which was connected to the public water supply located in the center of Arrow Point Road's cul de sac. He pointed out the proposed location of the detached garage. Mr. Gally related that he had lived at 21 Arrow Point Road and went to Warren Elementary School. His family had been on the Point for forty years. He pointed out the old wood road that looped around the whole point. Mr. Szymanski pointed out the corners of the proposed house. Ms. Hodža asked how far the nearest corner was to the shoreline. Mr. Szymanski stated that it was about 57 feet. He described the infiltration systems and their locations. Ms. Hodža asked where the 100-year

flood zone came up to. Mr. Szymanski said it was indicated on the map and that the land is pretty high. Mr. Szymanski passed out maps. The group was led to the shoreline and the Scott Sadler of Connecticut Dock Builders out of Harwinton, began identifying where the dock was proposed and explained how his docks were not actually attached to the ground, but stood on multiple feet much like a caterpillar. He stated that one tree indicated on the plan would be removed at the shoreline along with a tangle of saplings. Mr. Sadler stated that he has done work on Lake Waramaug before and that the entire project would not require any disturbance. The boulders along the shoreline would remain undisturbed. Many questions were asked regarding the kind of specialty construction that is done in Maine by Great Northern Docks. The commission was invited to look at Mr. Sadler's website <http://ctdockbuilders.com>.

Mr. Szymanski invited the commission to email the inland wetlands officer with any questions. Some of the trees would be trimmed so allow views under their canopy.

3. Adjournment

The meeting was adjourned at 4:13 p.m. by motion and second. All were in agreement.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'RH', with a horizontal line extending to the right.

Richelle Hodza
Land Use Officer

Dated: 3/16/2021 3:28 p.m.