

**Town of Warren
Inland Wetlands and Conservation Commission
Regular Meeting – Minutes
Monday, July 14, 2014 - 7:00PM
Warren Town Hall – 50 Cemetery Road**

PRESENT: Chairman Keith Jewell, Cindy Shook, Nancy Binns, Nora Hulton; First Selectman Craig Nelson; Stacey Sefcik, Inland Wetlands Enforcement Officer.

EXCUSED: Dawn Blocker.

1. CALL TO ORDER.

The regular meeting was called to order at 7:00PM. The proceedings were recorded digitally, and copies are available in the Land Use Office.

2. APPROVAL OF MINUTES:

A. June 9, 2014 regular meeting.

MOTION Ms. Binns, second Ms. Hulton, to approve the minutes of the June 9, 2014 regular meeting as written; unanimously approved.

B. June 16, 2014 site walk.

MOTION Ms. Shook, second Ms. Binns, to approve the minutes of the June 16, 2014 site walk as written; unanimously approved.

C. June 16, 2014 special meeting.

MOTION Ms. Hulton, second Ms. Binns, to approve the minutes of the June 16, 2014 special meeting as written; unanimously approved.

3. PENDING APPLICATIONS:

A. Nejame Pools for Matt & Gina Carolan, 20 City Road – Construction of 18' x 36' In-Ground Swimming Pool in the Regulated Area.

Ms. Sefcik informed the Commission that she had received an emailed request from Ms. Carolan requesting this matter be tabled to the August regular meeting. She explained that the Carolans were reconsidering the construction of an in-ground swimming pool due to cost concerns. However, when Ms. Sefcik visited the site regarding the proposed pool, a pool of the storable type was present onsite and appeared to be located within the upland review area. Ms. Sefcik stated that she had explained to the Carolans that this would also require a permit. Because this had occurred shortly just days before this meeting, the Carolans requested additional time to put together a revised application.

B. Brian Neff, PE, for Jeffrey Horwitz & Ellen Bogdonoff, 8 Above All Road –Installation of Underground Utilities in the Regulated Area.

As the applicants' representative was not yet present, the Commission agreed to table this matter until his arrival.

C. John McCoy, PE, applicant; James Orsi, owner; 120 Tanner Hill Road - First Division of Lot with Construction of Driveway & Associated Drainage in the Regulated Area.

John McCoy, PE addressed the Commission regarding this matter. Mr. McCoy submitted revised plans to the Commission which depicted a detention basin located between the driveways of both properties. He proposed that this new system would handle runoff from both

the newly proposed driveway and from 120 Tanner Hill Road in order to resolve a situation that overburdens the Town's drainage system and led to the issuance of a Cease and Desist Order.

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Mr. McCoy explained that Mr. Orsi had proposed and obtained a permit to install a stone-lined channel leading to a raingarden along the back of the stone wall at the front of the property in order to detain the water and prevent it from inundating the Town drainage; however, this had not been built. He noted that the system as approved could provide 1100 cubic feet of water storage; the system now proposed could handle 5900 cubic feet. Mr. Nelson questioned what would happen with the 10-inch pipe under the driveway leading to the raingarden in the event this new system was built. Mr. McCoy stated that it could be removed. Ms. Sefcik informed Mr. McCoy and the Commission that she had visited the site earlier that day, and it appeared that Mr. Orsi had just build the stone-lined channel; looking over the stone wall it appeared that work had been done on the raingarden as well.

Mr. McCoy stated that, if the properties were split and the new house was to be constructed, then the work to install the detention basin should still proceed. At that time, the 10-inch pipe under the driveway should be removed. The Commission also discussed the need for a maintenance agreement for the detention basin, as it straddled the property line and would be handling water from both properties.

Mr. McCoy also noted some changes to the driveway near the wetlands area. The driveway would be shaped in such a way as to direct the water toward the catch basins rather than allowing for it to run down the steeply sloped area toward the wetlands.

MOTION Ms. Shook, second Ms. Hulton, to grant the permit in the matter of **John McCoy, PE, applicant; James Orsi, owner; 120 Tanner Hill Road - First Division of Lot with Construction of Driveway & Associated Drainage in the Regulated Area** subject to the following conditions:

1. When the detention basin is installed, the existing 10" CPP pipe underneath the driveway on Parcel A (Existing Lot) approximately midway between the house and the road which directs water toward the proposed raingarden along the stone wall at the front of the property (as depicted on maps and plans prepared by Brian E. Neff, PE entitled "Front Yard Drainage Plan, James & Anne Orsi Residence, 120 Tanner Hill Road, Warren, Connecticut" dated June 26, 2008 and revised through July 11, 2008) shall be removed, with all drainage to then be routed along the existing rip rap lined swale adjacent to the south side of the driveway to the new detention basin.
2. Prior to any construction, drainage easements and a maintenance agreement for the detention basin, in a form approved by the Commission's attorney, must be filed on the land records of the Town of Warren for both the existing and newly created lots.

The motion was unanimously approved.

4. NEW APPLICATIONS (Receive and Determine Significance):

A. Thomas Anzalone, 196 Melius Road – Relocation of Existing Shed and Construction of Detached Garage in the Upland Review Area.

Thomas Anzalone addressed the Commission regarding this matter. Mr. Anzalone explained that he wanted to move an existing shed from its current location near the driveway to another location on his property. He then wished to construct a detached garage in the same location by the driveway where the shed had been. Reviewing sketches prepared by his contractor, Mr. Anzalone explained that they planned a gravel base with floating footings for the detached garage; due to the slope of the land at this location, the base would be up to 4-feet high. Large boulders would be used to keep the gravel in place. Mr. Anzalone stated that he had gotten

Torrington Area Health District approval, which had been sent to the Land Use Office. Ms. Sefcik stated that she did not believe she had received it, but she would check to confirm.

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Mr. Anzalone explained that the house area was between two wetlands areas on either side of his property. The shed would be moved into the rear yard closer to the other wetlands area; however, they proposed to simply put it on concrete blocks. No excavation or filling would be required.

MOTION Ms. Binns, second Ms. Hulton, to receive the application in the matter of **Thomas Anzalone, 196 Melius Road – Relocation of Existing Shed and Construction of Detached Garage in the Upland Review Area**; unanimously approved.

MOTION Ms. Binns, second Ms. Shook, to accept the application in the matter of **Thomas Anzalone, 196 Melius Road – Relocation of Existing Shed and Construction of Detached Garage in the Upland Review Area**

B. Washington Montessori Association, Inc., Couch Road (Assessor's Map 5 Lots 5 & 6) – Earthwork and Drainage Improvements in the Regulated Area Associated with Construction of Athletic Fields and Parking Area.

Siyuan Cao, EIT, of Civil1 addressed the Commission on behalf of the applicant. Mr. Cao explained that the applicants proposed to relocate 55 parking spaces in order to construct a soccer field onsite. A tennis court and modifications to the hiking trail were also proposed; however, these were outside the regulated area. No work was proposed in the wetlands; however, portions of the parking area and grading for the soccer field would be located within the upland review area.

Mr. Cao said that the project had been designed to handle 100-year flows. Noting that these tables had recently been updated, Mr. Nelson questioned whether this was designed with the most current information. Mr. Cao stated that he was not sure; however, he explained that there would be less flow on the eastern side of the parking area as some of the runoff would be routed to the west as well. While the old parking area had been gravel, the proposed new area would be paved. Cultec stormwater chambers would be installed beneath the soccer field to detain any runoff.

Ms. Sefcik noted for the record that the proposed activities were located within 500 feet of the Town line with Washington, and she had sent a copy of the application and plans to the Town Clerk of the Town of Washington as required by Connecticut General Statutes. She noted that she had also received similar notification from the Town of Washington for the application the applicant had also filed there.

MOTION Ms. Shook, second Mr. Jewell, to receive the application in the matter of **Washington Montessori Association, Inc., Couch Road (Assessor's Map 5 Lots 5 & 6) – Earthwork and Drainage Improvements in the Regulated Area Associated with Construction of Athletic Fields and Parking Area**; unanimously approved.

MOTION Mr. Jewell, second Ms. Shook, to accept the application in the matter of **Washington Montessori Association, Inc., Couch Road (Assessor's Map 5 Lots 5 & 6) – Earthwork and Drainage Improvements in the Regulated Area Associated with Construction of Athletic Fields and Parking Area**; unanimously approved.

3. PENDING APPLICATIONS:

B. Brian Neff, PE, for Jeffrey Horwitz & Ellen Bogdonoff, 8 Above All Road –Installation of Underground Utilities in the Regulated Area.

Noting that no one had arrived yet regarding this matter, the Commission decided to proceed with this application. Ms. Sefcik noted that the application was very straightforward and Mr. Neff's plans showed proper sedimentation and erosion controls for the project. The Commission had not requested any additional information at their prior meeting.

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MOTION Ms. Binns, second Ms. Hulton, to grant the permit in the matter of **Brian Neff, PE, for Jeffrey Horwitz & Ellen Bogdonoff, 8 Above All Road –Installation of Underground Utilities in the Regulated Area**; unanimously approved.

5. INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT.

Ms. Sefcik briefly reviewed her enforcement activities over the previous month, detailing a complaint that had been received regarding possible activities at 28 Reed Road.

Ms. Binns mentioned a permit that had been issued for work at the corner of Chester Road and Brick School Road to remove phragmites. She explained that black plastic material had been placed to prevent it from growing; however, although the material was still there, it appeared the phragmites was still coming through. She questioned whether keeping the material down indefinitely would have adverse impact on the surrounding wetlands area. Ms. Sefcik stated that she would look into the matter.

6. CORRESPONDENCE.

The Commission received the May/June edition of *Connecticut Wildlife* and the Spring 2014 edition of *Connecticut Landscape Architect*.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

A. Possible Lack of Quorum and Rescheduling of August regular meeting.

Both Mr. Jewell and Ms. Hulton noted that they would not be present for the regularly scheduled August meeting. Given there were two applications that had just been accepted at this meeting and one application that had been continued, members discussed either scheduling a special meeting or continuing applications to the September meeting. Members noted the need for additional commission members to serve as alternates. Ms. Shook stated that she knew of a person who might be interested in serving. Mr. Nelson asked her to have that person contact him so that the Board of Selectmen could potentially appoint him to the Commission over the course of the next month.

MOTION Ms. Shook, second Ms. Binns, to adjourn the meeting at 7:56PM; unanimously approved.

Respectfully submitted,

Stacey M. Sefcik,
Inland Wetlands Enforcement Officer