

Town of Warren Inland Wetlands & Conservation Commission
Regular Meeting – Minutes
Monday, December 8, 2014 - 7:00PM
Warren Town Hall – 50 Cemetery Road

PRESENT: Chairman Keith Jewell, Nancy Binns, Nora Hulton; Alternate Darrin Willenbrock; Stacey Sefcik, Inland Wetlands Enforcement Officer.
EXCUSED: Dawn Blocker, Cindy Shook.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

The regular meeting was called to order at 7:00PM. The proceedings were recorded digitally, and copies are available in the Land Use Office. Alternate Darrin Willenbrock was seated for Dawn Blocker.

2. APPROVAL OF MINUTES:

A. November 10, 2014 regular meeting.

MOTION Ms. Hulton, second Ms. Binns, to accept the minutes of the November 10, 2014 regular meeting as written; unanimously approved.

3. PENDING APPLICATIONS:

A. Arthur Howland & Associates for DH Partners, LLC, 8 North Shore Road – Construction of Tennis Court in the Regulated Area.

Paul Szemanski, PE addressed the Commission regarding this matter. Mr. Szemanski submitted copies of the approval received from the Torrington Area Health District. The Commission briefly reviewed the maps and plans submitted for this application, as well as the planting list for the raingarden, which Mr. Szemanski had submitted at the November meeting.

MOTION Ms. Binns, second Ms. Hulton, to approve the application in the matter of **Arthur Howland & Associates for DH Partners, LLC, 8 North Shore Road – Construction of Tennis Court in the Regulated Area**; unanimously approved.

B. Demetrio Meduri for Star Meduri, 28 Reed Road – AFTER-THE-FACT Filling and Grading in the Regulated Area.

Demetrio Meduri addressed the Commission regarding this matter. Mr. Meduri submitted sketches and pictures of the site which had been requested at the October regular meeting. Mr. Meduri explained that he had been unable to attend the November meeting due to illness. The Commission reviewed the sketches submitted and pictures of the site. Mr. Meduri explained that he did not intend to perform any further work onsite other than that which had already been done and was the subject of this application.

MOTION Ms. Binns, second Ms. Hulton, to approve the application in the matter of **Demetrio Meduri for Star Meduri, 28 Reed Road – AFTER-THE-FACT Filling and Grading in the Regulated Area**; unanimously approved.

C. Michael Wodjenski, Henderson Road (Assessor's Map 16 Lot 3) – Construct Accessway in the Regulated Area.

Michael Wodjenski addressed the Commission regarding this application. He submitted cross-section and profile drawing of the proposed accessway. Mr. Wodjenski then briefly explained his proposal to create a short accessway onto his property.

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Silt fencing would be installed to protect the wetlands area downhill during the work. The Commission then reviewed Mr. Wodjenski's application.

MOTION Ms. Hulton, second Mr. Willenbrock, to approve the application in the matter of **Michael Wodjenski, Henderson Road (Assessor's Map 16 Lot 3) – Construct Accessway in the Regulated Area**; unanimously approved.

D. Bart Clark, PE for Susan Bates, 76 Tanner Hill Road – 3-Lot Resubdivision.

Bart Clark, PE addressed the Commission regarding this matter. Mr. Clark reviewed the proposal for a 3-lot resubdivision of a 54-acre parcel. Two houses already existed on proposed Lots 1 and 2; the only new building lot would be Lot 3. Mr. Clark noted that Torrington Area Health District approval had been received, and Ms. Sefcik stated that it was in the file. Mr. Clark explained that the reserve area for Lot 2 would be in the regulated area; however, no work was proposed at this time as the existing system was functional. No regulated activities would be taking place on either Lot 1 or Lot 2.

Mr. Clark then reviewed the proposal for Lot 3. No wetlands disturbance was proposed. He noted that the house site demonstrated on the plans for Lot 3 would be largely outside of the regulated area; a small portion of the septic system and associated grading would be within the upland review area. Mr. Clark explained that all development could be located entirely outside of the regulated area; however, he and the applicant felt it important to maintain the scenic vista on Tanner Hill Road and because of this opted to keep the proposed house further back from the road. Several members of the Commission expressed agreement with the desire to maintain the vista along Tanner Hill Road.

MOTION Ms. Hulton, second Mr. Willenbrock, to grant the requested permit in the matter of **Bart Clark, PE for Susan Bates, 76 Tanner Hill Road – 3-Lot Resubdivision**; unanimously approved.

4. NEW APPLICATIONS (Receive and Determine Significance):

A. Brian Neff, PE for Daniel and Sharon Fulop, 31 Valley Road – Construction of 14' x 20' Garage Addition in the Upland Review Area.

Brian Neff, PE, addressed the Commission regarding this matter. Mr. Neff explained that the applicant wished to construct a 14' x 20' garage addition which would be located approximately 14 feet from the wetlands onsite. Mr. Neff explained that the location proposed was a flat area already covered in gravel and used for storage. He explained that the applicant had considered constructing the addition on the other side of the property away from the wetlands; however, this was not possible due to the close proximity to the septic system. The grade was extremely steep behind the house, so this was not a suitable location either. Mr. Neff briefly reviewed the plans submitted for this application which included silt fencing between the project and the wetlands area. He explained that a frost wall concrete slab was proposed. No footing drains were planned. Excess material would be removed from the site.

MOTION Ms. Binns, second Ms. Hulton, to receive the application in the matter of **Brian Neff, PE for Daniel and Sharon Fulop, 31 Valley Road – Construction of 14' x 20' Garage Addition in the Upland Review Area**; unanimously approved.

MOTION Ms. Binns, second Mr. Willenbrock, to accept the application in the matter of **Brian Neff, PE for Daniel and Sharon Fulop, 31 Valley Road – Construction of 14' x 20' Garage Addition in the Upland Review Area**; unanimously approved.

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5. INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT.

Ms. Sefcik briefly reviewed her enforcement activities from November 10, 2014 through December 8, 2014.

6. CORRESPONDENCE.

No business was discussed.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

No business was discussed.

MOTION Ms. Binns, second Ms. Hulton, to adjourn the meeting at 7:40PM; unanimously approved.

Respectfully submitted,

**Stacey M. Sefcik,
Inland Wetlands Enforcement Officer**