

MEMORANDUM

TO: Town of Warren Inland Wetlands & Conservation Commission
FROM: Richelle Hodza
RE: Land Use Enforcement Officer's Report
DATE: August 26, 2020

Introductory Comments

On August 12, I was hired by the Town of Warren as its Land Use Officer, including positions of administrator, zoning enforcement officer, and inland wetlands and watercourses enforcement officer. My regular hours of 12 per week are Monday through Friday from 10:00 a.m. to 1:00 p.m. I hold my office open to the public on Mondays and Wednesdays only, but am available by appointment. Tuesdays are reserved for site visits whether they are for inspections, proposals, compliance, or to investigate possible violations. Other site walks are by appointment. Thursdays are reserved for office work. I will also prepare for and attend the three regular land use meetings per month (IW&CC, P&ZC, and ZBA) as well as any special meetings that may be called.

I look forward to working with the Commission again in my new capacity since having left my clerical job in Warren's Town government to work for Paul Szymanski, PE, President of Arthur H. Howland & Associates in March 2017. Additional experience and training began in July 2018, when I took a position in Washington as full time ZEO and WEO. I subsequently worked part time for the Town of North Canaan as its ZEO and Land Use Administrator. In 2017 I earned my DEEP certificate as required for duly authorized agents pursuant to CGS section 22a-42a(c)(2). I hold a master's degree and am presently entering my second year of doctoral work. My complete resume is available for inspection upon request by email to landuse@warrenct.org.

Status of the Warren Land Use Department in General and Inland Wetlands Commission in Particular

As you are aware, Stacey Sefcik left Warren in June 2019 after a number of years as Land Use Officer. It was not until January 2020 that Kathleen Castagnetta was hired and she only remained for three months. Both of these employees offered a few hours assistance per week, even after they left; however, serious gaps in coverage have resulted in a backlog of paperwork and, at times, the necessity for arduous historical research. That said, I am heartened by the fine Inland Wetlands & Conservation Commission presently serving Warren under Chairman John Favreau and Vice Chairwoman Cindy Shook, and thank each of you for your conscientious attendance and desire to learn ever more fully the regulations and protocols guiding your task.

Violations Issued - None

New Applications Received

Michael M. Guadagno, **31 Arrow Point Road** (Map 45 Lot 33) Request for renewal of expired permit Inland Wetlands Permit No. 14-10-02W. (as of 8/27/2020. Note: \$120 due.)

Communications Received

Mr. Hermann Tammen sent correspondence to this office regarding the "Plumb" application (341 Kent Road and Brick School Road); however, the public hearing of this matter was closed on July 23, 2020, thus, the letter is inadmissible. The correspondent was so informed.

Respectfully submitted,



Richelle Hodza, Inland Wetlands Enforcement Officer
August 26, 2020

31 Arrow Point Road
Warren, CT 06777
August 17, 2020

Ms. Richelle Hodza
Land Use Officer
Town of Warren
50 Cemetery Road
Warren, CT 06754

RE: Permit 14-10-02W

Dear Ms. Hodza,

I am writing to renew/amend an existing permit, referenced above, for our property at 31 Arrow Point Road on Lake Waramaug.

The original permit, approved in 2014, granted us the enlargement of the shore line deck, placement of a stone border and construction of stone steps at the shoreline. Since that time we have completed the construction of the stone steps.

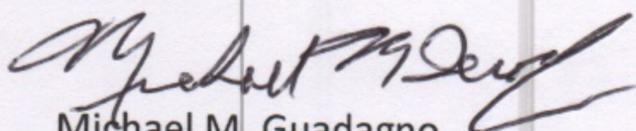
The reason we have not enlarged the shore line deck is due to an issue with the flotation devices of the existing dock. I was reluctant to incur the costs and inconvenience of replacing the dock that I did not feel was necessary. After numerous meetings with Tucker and Sons Dock Company and research into possible solutions which would enable us to maintain the existing dock the issue was finally resolved at the end of the season in 2019.

Therefore, by this current filing, we are requesting extended approval for the deck expansion and the sedimentation and erosion controls as approved by the Warren Inland Wetlands and Watercourses Commission on October 14, 2014. We have enclosed a new drawing for such improvements for your convenience. Please note that the material to be used under the new deck will be crushed stone as recommended by the commission. A similar material will be used for the proposed dock storage area to prevent future run-off. The site of the proposed rain garden has been discussed and approved with the Director of the Lake Waramaug Task Force, Sean Hayden, based on the topography of our property. The site work for the dock storage area and the rain garden will be completed in the Spring of 2021. It is anticipated that all other work will be commenced following the application approval.

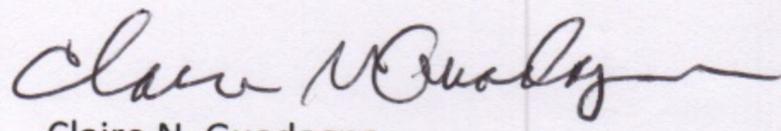
To our knowledge, none of the above work will affect the wetlands or watercourses as stated in the original permit

Please let me know if you have any questions.

Sincerely yours,

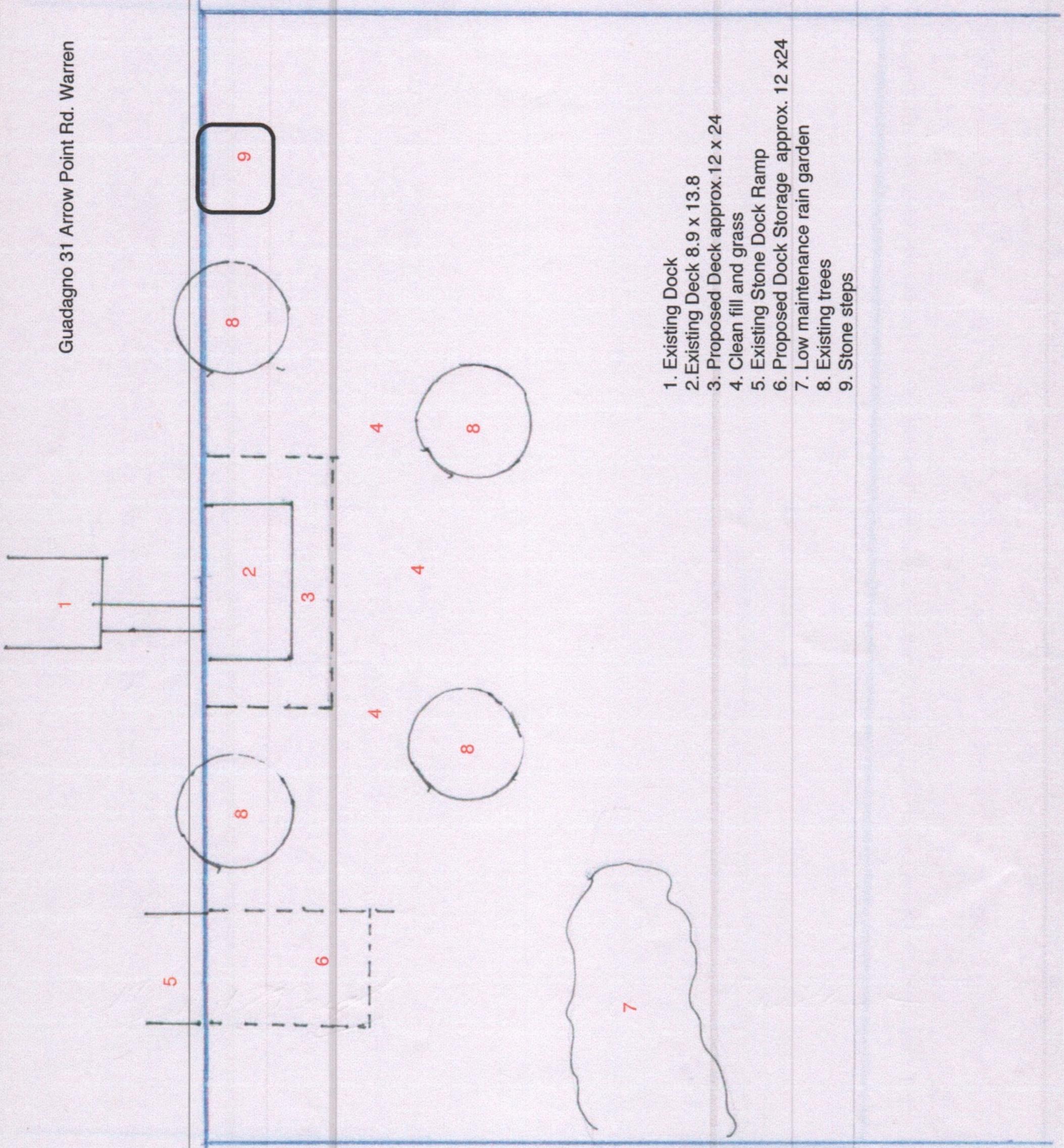


Michael M. Guadagno
mike.guadagno77@gmail.com
201 314 8136



Claire N. Guadagno

Guadagno 31 Arrow Point Rd. Warren





Town of Warren

Land Use Office
50 Cemetery Rd
Warren CT 06754
860-868-7881

INLAND WETLANDS PERMIT

Permit # 14-10-02W

Issuance Date: October 14, 2014 Expiration Date: October 14, 2019
Modification Date: December 20, 2017

Applicant/Owner: Michael Guadagno Mailing Address: 31 Arrow Point Road
Warren, CT 06754

Property Location: 31 Arrow Point Road

This Authorization is in response to your Application for a Permit to conduct Regulated Activities in proximity with Inland Wetlands and/or Watercourses within the Town of Warren.

The Warren Inland Wetlands and Watercourses Commission has considered your Application with due regard for the issues and requirements included in Sections 22a-41 of the Connecticut General Statutes and in accordance with Section 1, Title and Authority, of the Inland Wetlands & Watercourse Regulations of The Town of Warren and has found that the proposed work, as specified and conditioned as will be stated further, is in conformance with the purposes and provisions of said Sections.

The authorized Activity consists of the following: **Enlargement of Shoreline Deck & Placement of Stone Border;
Construction of Stone Steps at Shorefront.**

This activity is approved as per maps and plans submitted with application entitled "Guadagno, 31 Arrow Point Road" on which the deck expansion and the sedimentation and erosion controls have been drawn by hand, along with Description of Proposed Work submitted with 12/13/17 Permit Modification Request.

This Permit is issued subject to the following conditions and/or modifications:

1. The Filing/Application Fee of \$130.00 for regulated activities (which includes the \$60.00 fee for the State of Connecticut) was paid.
2. The Permittee shall notify the Commission and/or its authorized agent in writing immediately upon the commencement of the work and upon its completion.
3. If the Authorized Activity is not completed on or before five (5) years from the date of this Permit, **October 14, 2014**, said Activity shall cease, if not previously revoked, and unless specifically extended by the Commission after timely application by the Permittee, this Permit shall be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with Section 7.9 of the Inland Wetlands & Watercourse Regulations of the Town of Warren. Expired permits may not be renewed, and the Agency may require a new application for regulated activities. However, once the activity authorized herein is initiated, it is to be completed within one (1) calendar year.
4. All work and all Regulated Activities conducted pursuant to this Authorization shall be consistent with the terms and conditions of this Permit. Any structures, excavation, fill, obstructions, encroachments, or Regulated Activities not specifically identified and authorized herein shall constitute violations of this Permit; and may result in its modification, suspension, or revocation. Upon initiation of the Activities authorized herein, the Permittee hereby accepts and agrees to comply with the terms and conditions of this Permit.
5. This Authorization is not transferable without the written consent of the Commission.
6. In evaluating this Application, the Agency has relied upon information provided by the Applicant, and by Sources which it considers reliable, and if such information should subsequently prove false, deceptive, misleading, incomplete, or inaccurate, this Permit shall be reconsidered and modified, suspended, revoked, or otherwise dealt with as the Commission deems fitting.