



**Town of Warren
Inland Wetlands and Commission
50 Cemetery Road
Warren, CT 06754
860-868-7881 x 117**

MEMO TO: Warren Inland Wetlands and Conservation Commissioners
FROM: Kathy Castagnetta, Land Use Officer
DATE: February 26, 2020
SUBJECT: Kent Road (Map 21, Lot 27)

Applicant: Paul Szymanski, P.E.
Property Owner: Theodore E. Theodorsen, Trustee and Mary Irene Theodorsen, Trustee
Property Address: CT Route 341/Kent Road/Assessor's Map 21, Lot 27
Lot Area: 39.9822 acres or 1,741,624 sf
Zone: North Zone

Paul Szymanski, P.E. has submitted an application for a permit to allow construction of a 50' x 80' square foot office/barn to be used for equipment storage with an office, a sanitary system, well, driveway, grading and related appurtenances on property located on Route 341/Kent Road, Assessor's Map 21, Lot 27. I have reviewed the following materials submitted with the application:

1. Application for Wetlands Permit dated 2/5/2020
2. Letter of authorization from Mary Irene Theodorsen, Trustee, property owner
3. Infiltration Analysis based on a 100 year storm prepared for Office & Barn, Sawing High Climbers, Route 341, Warren, CT. Dated 2/1/20
4. Water Quality Volume for Proposed Rain Garden Drive, Sawing High Climbers, Route 341, Warren. 2/1/20
5. Letter of Request dated February 5, 2020 by Paul Szymanski, P.E.
6. List of Adjoining Property Owners
7. Assessor Field Card
8. Letter on Sawing High Climbers stationary undated and unsigned.
9. Building Proposal Drawings prepared by Lester Buildings for Sawing High Climbers including elevations, building sections, floorplans.
10. Existing Conditions Survey Map prepared for Emma Lozman and Russell Plumb dated January 30, 2020, prepared by Michael A. Natale, L.S.
11. Proposed Site Development Plan, SD.1 prepared for Emma Lozman & Russell Plumb dated January 30, 2020 by Paul Szymanski, Jr. P.E.

Mr. Szymanski is proposing to build a professional office and barn-style warehouse under Section 24 of the Warren Zoning Regulations. The proposed 4,000 sf structure will include an office and bathroom, but will be used mainly as storage for Sawing Hill Climbers, a tree services firm. The tree services include pruning, cabling and bracing, lightning protection installation, insect and disease diagnosis and treatment, fertilizing, and removals. The company's arborists are licensed by the Connecticut Tree Protective Association.

Site Development Plan:

Below is a screenshot of the subject parcel with proposed features noted.



The proposed gravel surface driveway will be approximately 650' in length and graded and bermed to drain into proposed stormwater infiltration areas along the side of the driveway in regulated area.

Questions and Concerns:

1. Please provide the following details:
 - a. Driveway – length and area of driveway and area of parking area and storage yard.
 - b. Total area of disturbance
 - c. Area of regulated area disturbance
 - d. Proposed stormwater infiltration area details
2. Are the proposed stormwater infiltration areas going to be rain gardens? Please provide details and cross section including planting plan for rain gardens.
3. How will the cut/slope on both sides of the driveway in regulated area be stabilized? It appears a 2:1 slope is being created.
4. What will be stored in the outside storage yard?
5. Will any removed trees, stumps, branches, etc. be stored onsite from jobs?
6. What is the proposed surface for the outside storage yard?
7. Will vehicle/equipment maintenance occur on site? How will motor oil and fuel be handled and stored onsite? Will the storage building have any floor drains?
8. How will various chemicals such as pesticides and fertilizers be handled and stored onsite?
9. How much traffic is anticipated to use the driveway? What type and number of vehicles will visit and/or be stored at the site? (would like to confirm the driveway within regulated area will hold up considering the proposed use.)
10. It appears the 100' regulated area line does not consider that the slope of land within 100' of the wetland exceeds 5%. (Please see definition of regulated area in Warren Regulations) This calculation may have the most impact in calculating the regulated area from the pond on the west side of the site and may result in the proposed septic area being in regulated area.
11. The applicant should provide a completed DEEP Activity Reporting Form.
12. What are the cut and fill volumes?
13. Please provide construction details for the driveway including cross section.
14. Please provide a Sedimentation and Erosion Control Plan/Narrative consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.