

**TOWN OF WARREN
INLAND WETLANDS AND CONSERVATION COMMISSION**

**Regular Meeting Minutes
Thursday, February 25, 2016 – 7:00PM
Town Hall, Lower Level Conference Room
50 Cemetery Road**

Attendance. Present were Vice Chairperson Cynthia Shook, Member Nancy Binns, and Alternates Thomas Caldwell and John Favreau. Also present was Inland Wetlands Enforcement Officer Stacey Sefcik. Chairman Keith Jewell, Member Nora Hulton, Alternate Darin Willenbrock, and Recording Secretary Richelle Hodza were excused. Dawn Blocker was not present.

Call to Order. The meeting was called to order at 7:03 by Vice Chairperson Cynthia Shook.

Seating of Alternates. John Favreau was seated for Keith Jewell and Thomas Caldwell was seated for Nora Hulton.

Public Hearings. The Public Hearing in the matter of C. Webb & Associates for Lee & Cynthia Vance, 99 North Shore Road – Petition to Amend the Inland Wetlands Map was postponed to March 24, 2016 due to improper noticing. The newspaper had inadvertently not released the notice for publishing as specified by Ms. Sefcik. Mr. Webb was understanding and agreed to postpone the hearing.

Approval of Minutes. Ms. Binns made a MOTION to approve the minutes of the December 28, 2015 Regular Meeting. Mr. Caldwell SECONDED the motion which then CARRIED unanimously.

Pending Applications. The Petition to Amend the Inland Wetlands Map by C. Webb & Associates on behalf of Lee & Cynthia Vance of 99 North Shore Road was postponed to March 24, 2016 due to improper noticing.

New Applications.

- (A) Berkshire Engineering & Surveying, LLC for Michael & Jessica Dell-Aera, 14 Strawberry Ridge Road. Application to construct a garage and an addition to the deck, an in-ground swimming pool, replace septic tank, relocate driveway and associated drainage in the Upland Review Area.

Dennis McMorrow, PE of Berkshire Engineering and Surveying was present on behalf of the property owners. He presented an A-2 and topographical survey and located the property for the commission. Mr. McMorrow stated that the property had been flagged by Soil Scientist George T. Malia, Jr. of Goshen who is the in-house soil scientist of Berkshire Engineering. Mr. McMorrow stated that the slope, shown at 2-foot intervals and indicated by the grey shaded area on the plan, was greater than 25%. Thus, the planned activity was effectively outside the upland review area of 100. There are two discharge pipes in the area of the pool, a twelve inch pipe from the Town of Warren, and a smaller one. There is also a fifteen inch discharge piper from the Town into the field. There is no garage at present; however it appears that there had at one time been a garage with driveway. Mr. McMorrow proposes a lawn drain by the pool with a rip-rad pad uphill of the stone wall to act as a double diffuser. Also proposed was a new, larger, and relocated septic tank. Approval from Torrington Area Health District (TAHD) is pending, including the expansion of the septic to support a fourth bedroom.

Mr. Caldwell asked if the fill that was needed would be balanced. Mr. McMorrow stated that he hadn't run the calculations, but it would be close. If it exceeded allowances, it would be hauled out or feathered.

Mr. McMorrow stated that the pool would be, at its closest point, 30.8 feet from wetlands. Mr. Favreau asked about pool backwash. A specified cartridge filter would be installed to treat any such water.

Mr. Favreau made a MOTION, SECONDED by Mr. Caldwell, to receive the application for consideration by the Commission. The motion CARRIED unanimously.

- (B) Jorge Criollo for Laurence Neufeld, 277 Milton Road. Application for after-the-fact installation of a temporary stream crossing.

Jorge Criollo of Stonewalls by George, LLC was present on behalf of the property owner who had given Mr. Criollo permission to remove stones from his property. Ms. Sefcik summarized the nature of the after-the-fact application for the Commission, which was necessary because Ms. Sefcik had noticed erosion and disruption while she was visiting a different site. She stated that Mr. Criollo had been working closely with her and was cooperative and eager to remediate the situation.

Ms. Binns made a MOTION to approve the application and authorize the removal of the materials used for the temporary stream crossing. Mr. Caldwell SECONDED the motion; all were in favor. The motion CARRIED.

- (C) Arthur Howland & Associates, PC for Corinne Green and Renée Stewart, 121 North Shore Road. Application to raze and reconstruct a single family dwelling and garage; construct an in-ground pool; replace well and septic system in the regulated area; pipe an intermittent watercourse; relocate driveway with wetlands crossing; and construct stairs at shoreline.

Paul Szymanski, PE of Howland & Associates was present on behalf of the property owners. He produced a soil report compiled by in-house Soil Scientist Spencer Myles. The front lawn is actually wetlands. The intermittent "swale" looks like a hand dug swale, which turned into wetlands over time. There is not a lot of flow in the swale. The original driveway occupies 1,000 square feet of wetlands. The new driveway would curve outside of the wetlands. Existing conditions total a 1,150 square foot area of disturbance exists. A septic system for the new 5-bedroom house is under review by the TAHD. Calculations for a series of three rain gardens had been made and indicated. Mr. Szymanski advised the Commissions that the plans submitted were preliminary. There is an existing slate walkway now at the shoreline. Adding formalized concrete and sandstone steps. A concrete pad would be cantilevered over the water. Plans for sedimentation and erosion control were similar to the silt fencing and silt socks used on the job done at 108 North Shore Road. The driveway would be staked out, rain gardens, septic area would be staked at pipe inlet and outlet. The existing garage is 8 feet from the wetlands. A wall around the pool would act as a physical barrier. The area near the swale is level.

Vice Chairwoman Shook made a MOTION to obtain an independent review by the Town's professionals owing to the significant and comprehensive nature of the application. Mr. Favreau SECONDED, and the motion CARRIED.

It was agreed that a site walk would be arranged for the week of March 21st as soon as Commission members could be contacted to coordinate schedules.

Ms. Binns made a MOTION to amend the Agenda to include the application of Dean Gregory, 2 Laurel Mountain Road for a transfer of permit and modification thereof. The motion was SECONDED and CARRIED.

Mr. Gregory presented his request for a transfer of an existing permit to build a single family dwelling and a modification thereof. The permit had been granted to the former owner of the subject property whose plans for a single family dwelling on the non-conforming lot were of a larger scale than what Mr. Gregory planned. Ms. Sefcik stated that after reviewing Mr. Gregory's plans, she had no reservations about transferring the active permit to Mr. Gregory. A commission member asked about the 6 inch perforated pipe shown on the plans. Mr. Gregory indicated that it was about 30 yards from the pond.

Ms. Binns made a MOTION, SECONDED, by Mr. Caldwell to grant the transfer of the permit per Section 4.1.b(A) of the Inland Wetlands and Watercourse Regulations for the Town of Warren, as Amended January 9, 2012, and to modify the building plans. The motion CARRIED unanimously.

Other Business Proper to Come Before the Commission.

- (A) Informal Discussion with Brian Neff, PE regarding Cease & Desist Order at 28 Reed Road, Star Meduri. Mr. Neff related to the Commission that he observed that ten to fifteen trees have been cut and are still lying on the ground. He did not see a lot of ruts and tracks from machinery. No major disturbance has been identified. The wetlands have been flagged. The disturbed materials would be removed. A plan for remediation and a formal application are coming in by next meeting. Plan to remove materials and plant red maples. There remains a future intent to build a house near the road.

- (B) Discussion of and Possible Action on Beach Maintenance Best Management Practices Document. Tabled.

Inland Wetlands Enforcement Officer's Report. Ms. Sefcik distributed copies of a thorough report to each Commission member. Ms. Shook asked about the City of Waterbury project off Milton Road. Ms. Sefcik summarized the status and had her eye on it. The report is available in the Land Use Office for review.

Correspondence. The Winter 2016 newsletter published by the Connecticut Association of Conservation & Inland Wetlands Commission CACIWIC was distributed.

Mr. Favreau, SECONDED by Mr. Caldwell, MOVED to adjourn the meeting at 8:30 p.m. Motion PASSED unanimously.

Respectfully submitted,

Rhodza

Richelle Hodza
Clerical Assistant