

Town of Warren
Inland Wetlands & Conservation Commission
Regular Meeting – Minutes
Thursday, October 26, 2017 – 7:00PM
Warren Town Hall – 50 Cemetery Road

Present: Chairman: Keith Jewell, Members: Nancy Binns and Nora Hulton, Alternate: Tom Caldwell, Inland Wetlands Enforcement Officer: Stacey Sefcik, Land Use Secretary: Stephanie Dubray
Excused: Vice Chairman: Cindy Shook, Member: John Favreau
Absent: Alternate: Darin Willenbrock

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

- a. The regular meeting was called to order at 7:01PM by Chairman Jewell. The proceedings were recorded digitally, and copies are available in the Land Use Office. All Regular members were seated for the meeting.

2. PUBLIC HEARINGS

- a. No business discussed.

3. APPROVAL OF MINUTES

- a. September 28, 2017 Regular Meeting.

MOTION: Ms. Hulton, second Ms. Binns, to **approve** the minutes from the Regular Meeting on September 28, 2017; **unanimously approved.**

4. PENDING APPLICATIONS:

- a. **Daniel Lago, 34 Kent Road – AFTER-THE-FACT – Construction of Stone Retaining Wall in the Regulated Area**

Mr. Lago presented to the commission photos of the proposed site. A letter from Brian Neff was sent to Ms. Sefcik regarding the wetlands, it was made clear that he does not believe the wetlands extends beyond the stream bank, but that he is not a soil scientist, therefore this is not a soil scientist delineation. Ms. Sefcik read Mr. Neff's letter aloud to the board members. Mr. Lago explained that he will provide the Town with a new survey as well. The stone wall is complete and the area is stabilized; no other issues were noted at this time. Upon approval, Ms. Sefcik will also issue the zoning compliance to Mr. Lago.

MOTION: Ms. Hulton, second Ms. Binns, to **approve** the application; **unanimously approved.**

- b. **Dean Gregory Building & Remodeling for Paul & Mercy Ji, 2 Laurel Mountain Road – Construct In-Ground Swimming Pool, Deck, & Shed in the Upland Review Area**

Mr. Gregory briefly explained the site plan from last month's meeting. No issues noted at this time.

MOTION: Ms. Binns, second Ms. Hulton, to **approve** the application; **unanimously approved.**

5. NEW APPLICATIONS (Receive and Determine Significance):

- a. No new business.

6. **INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT:**

- a. The commission briefly discussed the enforcement from the past month. Multiple permits were closed out, along with an agent determination. Ms. Sefcik noted that she stopped by 18 Curtiss Rd to check in with the owner. There was some fencing done on the property for the owner's dogs along with a little grading. There were also some supplies stocked in the wetlands that were removed upon request by Ms. Sefcik.

7. **CORRESPONDENCE:**

- a. Ms. Sefcik made the commission aware that there is some repair being done on the Shepaug Dam. The DEEP has authority over dam repairs, and wetlands approvals when applicable; however all towns are to be notified of any work being done. The town was not notified of such repair so Ms. Sefcik is looking into this.
- b. The commission was notified that The 40th Annual CACIWC Meeting is taking place on November 18, 2017.
- c. Copies of *The Habitat* from last month were provided to the commission for review.

8. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**

- a. Stephen Owens, 121 North Shore Road – Request to Modify Inland Wetlands Permit #16-07-01W Issued July 28, 2016 and Modified November 28, 2016 to Include the Removal of Approximately 37 Trees Along the Eastern Property Line.

Mr. Paul Szymanski presented to the commission the site plan for the removal of 37 trees residing on the East side of the garage and the dead trees along the lake. It was noted that the applicant has no issues with having a public hearing if deemed necessary by the commission. At this time Ms. Sefcik read aloud the letter from Attorney Peter Herbst, representing the abutting neighbors, Timothy and Regan Palmer, who are requesting that the permit not be modified to allow the removal of the aforementioned trees. It was recommended that a public hearing be held in December, seeing as the Commission had not scheduled a November meeting due to the Thanksgiving holiday. Mr. Szymanski asked that the commission ensure quorum for the public hearing in advance so as to avoid further cancellations. The commission discussed the possibility of moving the December meeting up to accommodate the attending members. It was decided that the Public Hearing meeting will be tentatively scheduled for December 20th at 7:00PM. The commission would like to have Michael Klein review the plans and submit findings prior to the hearing. In addition, Mr. Szymanski will have a detailed report of the work that is being proposed along with a full planting plan for the hearing as well. Ms. Sefcik noted that a site walk may be helpful for members prior to the meeting. Mr. Jewell explained that it may be necessary for the commission's attorney to be present at the public hearing.

MOTION: Ms. Binns, second Ms. Hulton, to **schedule a Public Hearing** on December 20, 2017 at 7:00PM with the commission's attorney present. In addition, the commission asks that a report of Michael Klein's findings be submitted prior to the hearing; **unanimously approved.**

MOTION: Ms. Hulton, second Mr. Caldwell to **adjourn** the meeting at 7:25 PM; **unanimously approved.**

Respectfully submitted,

Stephanie Dubray

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Land Use Secretary