

John Favreau, Chair
Cynthia Shook, Vice Chair
Nancy Binns, Member
Thomas Caldwell, Member
Tara Tanner, Member

TOWN OF WARREN
Inland Wetlands & Conservation Commission
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Special Meeting – Site Walk Agenda

Tuesday, February 27th at 4:00 PM

Anita Way (Map 22, Lot 56)

Meeting Minutes

The site walk of the Town of Warren’s Inland Wetland Commission was called to order by Chair John Favreau at 4:02 PM. Members present were Nancy Binns, Tara Tanner, and Tom Caldwell. Janell Mullen was present as Warren’s Land-Use Official. Those present on behalf of the application included Jeremy Spath, Charles Spath, and John Mack, PE of Stuart Somers Co, LLC of 1211 South Main Street in Southbury, CT.

The site walk involved a new application (IWC#23-02-01) for a single-family development, garage, and driveway to be located at Anita Way (Map 22, Lot 56). The proposed driveway would pass through wetlands as indicated on the site plan made available to the Commissioners, which is entitled “Subsurface Sewage Disposal System prepared for Jeremy Spath” dated 2/7/2023. Charles Spath indicated to the members of the IWC that there was an intermittent stream on the subject-lot that ran parallel to Anita Way. In order to develop the lot, the driveway would need to cross it. He discussed two options- one that crossed the wetlands at its narrowest point (Option A) and the other option that crossed where the wetlands were wider (Option B). The land behind the Option B driveway location was less sloped overall. Chair John Favreau noted significant ledge and trees that would be disturbed if Option A were proposed. Charles Spath stated that soil scientist William Kenney had flagged the wetlands. Jeremy Spath walked up the slope to point out the trees to be removed with Option A while also discussing the option to shift the driveway away from the trees. Charles Spath stated that the crossing would involve two (2) 12’ pipes. Chair John Favreau stated that a cross section detail would need to be included with more detail such as how deep the pipes would be buried, what material they would rest on, etc. On the walk back down to the road, Jeremy Spath pointed out the center line of the proposed drive associated with Option B. Charles Spath stated that there would be 400 square feet of less disturbance overall. Janell Mullen asked that a calculation of impervious coverage be indicated on the updated site plans which lay-out both Option A versus Option B and that the application be updated to reflect both options for siting the house and its improvements.

Tara Tanner motioned to adjourn at 4:42 PM. Nancy Binns seconded the motion. The motion to adjourn the site walk of February 27th was adjourned.

Next Inland Wetlands & Conservation Commission meeting: **Thursday, March 21st at 6:30 PM.**