

Warren Planning & Zoning Commission
50 Cemetery Road Warren CT
Minutes of the Meeting held on
February 10, 2015

Present: B. Bolte, J. Miller, S. Bates, P. Good, R. Kasler, H. Lethbridge and C. Brodhead

Alternates:

Regrets: C. Fischer

ZEO: Stacey Sefcik

Recording Secretary: C. Frisbie

Meeting was called to order at 8:01pm by B. Bolte, Chairman

Item #1)

Designation of Alternate:

No alternates

Item #2)

Public Comment: None

Item #3) Minutes: Motion (Miller/Brodhead) to accept the Hearing Minutes of November 8, 2014 **All in Favor**

Motion (Brodhead/Lethbridge) to accept the Meeting Minutes of November 8, 2014 **All in favor**
Motion (Miller/Lethbridge) to table the Hearing/Regular Minutes of January 13, 2015 until ZEO can review the tape to see if line 3, paragraph 3 of the minutes is correct. "Mr. Clark explained that Lot 1 would be transferred to Ms. Bates' mother, and Ms. Bates would keep Lot 2 and Lot 3."
All approved

Item #4)

Old Business: A) Susan Bates, 76 Tanner Hill Road – 3 lot Re-subdivision: item is still being heard at a continued Hearing on March 3, 2015

Item #5)

New Business:

- A) Daniel & Sharon Fulop, 31 Valley Road: Brian Neff, PE was in attendance and spoke for the applicants. Application is for a patio with a roof, but since they are within the setbacks of the Shoreline setback regulations – Shepaug River is across the street from their property. Motion (Lethbridge/Good) to accept the application and to set a public hearing for March 10, 2015 at 7:30pm **All in Favor**

Item #6)

Correspondence

S. Sefcik told the Committee about:

1. NWHCOG has a Land Use training on February 19th and March 19th at the Bantam Town Hall. There is no cost and anyone interested, please let Stacey know so she could make the reservations. R. Kasler would like to attend the March meeting (out of town for February meeting)

2. CT Bar Association: is having their annual meeting on March 21, 2015 and the cost is \$55, which includes an updated Land Use Regulation Manual, seminars every ½ hour, and a boxed lunch. Committee will ask the Board of Selectmen for the extra funds to cover the expense for those who would like to attend. The current budget is expended for the FY 2014-15. Please let Stacey know so she can make the reservations.

Bolte would like to change the order of item 7 and 8 - all agreed

Item #8)

Other Business Proper to Come Before the Commission: Attorney Robert Fischer, who represents Lake Waramaug LLC (the old Boulders Inn) would like to have a general discussion regarding a situation. When his clients purchased the then Boulders Inn, it was classified as an Inn: then zoned as residential. Problem is the 4 cottages currently on the property - non conforming according to the regulations: if property is split, interior lot would not be able to have a driveway that conforms to the regulations. Fischer showed the Committee maps of the current property, a split to show “accessory buildings per main house(s)”, a split of property with a conforming driveway, and the last with a split with another division. Main house cannot be zoned as an Inn, because all the work that was done on the house to change it to residential would have to be all redone with the new regulations for an Inn. Fischer was just trying to get a sense of what the Committee might be thinking would be the best way to approach this dilemma. They already know, they (residents) would need to submit an application to the ZBA. ZEO will review the maps and will keep all informed of findings

Item #7)

Zoning Enforcement Officers Report

S. Sefcik apologizes for not having a written report. She has been reviewing the regulations and was wondering if the Committee would ascertain the idea of looking at the regulations regarding:

- 1) farm stands
- 2) accessory buildings
- 3) Shoreline setback regulations

Members are urged to review the regulations prior to the next meeting so they may be discussed
Motion (Brodhead/Bates) to accept the ZEO monthly report All Approved

Motion (Brodhead/Good) to adjourn at 8:59pm All Approved

Respectfully Submitted,
Colleen Frisbie