

Warren Planning & Zoning Commission  
50 Cemetery Road Warren CT  
Minutes of the Meeting held on  
April 14, 2015

**Present:** B. Bolte, J. Miller, P. Good, R. Kasler and C. Brodhead

**Alternates:** D. Willenbrock

**Regrets:** C. Fischer, S. Bates, H. Lethbridge

**ZEO:** Stacey Sefcik

**Recording Secretary:** C. Frisbie

**Meeting** was called to order at 7:51pm by B. Bolte, Chairman

**Item #1)**

**Designation of Alternate:**

D. Willenbrock was seated for C. Fischer

**Item #2)**

**Public Comment:** None

**Item #3) Minutes:** Motion (Brodhead/Kasler) to accept the Hearing Minutes of March 10, 2015  
**All in Favor**

Motion (Brodhead/Kasler) to accept the Meeting Minutes of March 10, 2015 **All in favor**

**Item #4)**

**Old Business:** A) Susan Bates, 76 Tanner Hill Road – 3 lot Re-subdivision The ZEO reminded the Committee of the regulation regarding a majority vote of 6 members for the waivers to pass Each waiver will need to be voted on individually -

**Motion** (Kasler/Good) to approve **Waiver of Section 4.2.1** which requires the subdivision map, the site development map and the sediment and erosion control map to be drawn at a scale of 1 inch = 40 feet. **Discussion:** The site development plan submitted shows the area of existing structures and the feasible house site at 1" = 40 feet. Due to the size and shape of the lot, the subdivision map is drawn at 1" = 100 feet and is shown on two sheets in order to provide adequate detail Committee has no issues with this waiver **Approved 6 - 0 - 0**

**Motion** (Brodhead/Good) to approve **Waiver of Section 4.4.11** which requires state plan coordinates at not less than four points on the subdivision perimeter **Discussion:** Committee feels that the benefit of having this information will be minimal in light of the high cost to obtain it

**Approved 6 - 0 - 0**

**Motion** (Miller/Brodhead) to approve **Waiver of Section 5.7.2B** which requires the percentage of the open space covered by wetlands soils and slopes greater than 20% shall be less than or equal to the percentage of the entire parcel covered by wetlands soils and slopes greater than 20%

**Discussion:** The open space proposed contains 0% wetlands and 77.76% slopes greater than 20% - however, the proposed open space is in an area of the site identified as a desired open space corridor within the Plan of Conservation and Development and it is contiguous with existing open space along Tanner Hill Road **Approved 6 - 0 - 0**

**Motion** (Miller/Good) to accept the application with all three (3) waivers approved for subdivision with the 8.738 acre area entitled "Proposed Open Space Easement" offered and accepted by the WLT and shall be filed according to the WLT request (see full motion and conditions as attached)  
**Approved 5 -0 -1** (1 Abstained - Kasler)

**Item #5)**

**New Business:**

A) None

**Item #6)**

**Correspondence**

- 1) A FOI meeting at the Cornwall Town Hall on Thursday, April 16, 2015 at 7pm for Commission members interested

**Item #7)**

**Zoning Enforcement Officers Report**

S. Sefcik gave the Committee a written monthly report. An FYI - there was information received regarding plans for a cell tower in Warren : B. Bolte asked B. Levitt (public) to speak on the process of a cell tower request Bolte would like more cell tower information for the next meeting  
**Motion** (Brodhead/Kasler) to accept report **All Approved**

**Item #8)**

**Other Business Proper to Come Before the Commission:**

- A. Budget update: Brodhead and Bolte spoke with Nelson, First Selectman and Travers, Board of Finance Chairman regarding the current over expensed budget and an increase for the 2015-16 budget. Proposed 2015-16 budget will have an increase to make it \$15,000 and the Finance Committee will continue to review this year's expenses (over budget items)
- B. Discussion on possibly raising permit fees on special exceptions to at least cover the cost of the departments incurred expenses. ZEO will research surrounding town's fees and have a proposal for the next meeting for discussion and possible action.

**Motion** (Brodhead/Good) to adjourn at 8:53pm **All Approved**

Respectfully Submitted,  
Colleen Frisbie