

Warren Planning & Zoning Commission  
50 Cemetery Road Warren CT  
Minutes of the Meeting held on  
May 12, 2015

**Present:** B. Bolte, J. Miller, S. Bates, H. Lethbridge, and C. Brodhead

**Alternates:** D. Willenbrock

**Regrets:** C. Fischer, P. Good, R. Kasler

**ZEO:** Stacey Sefcik

**Recording Secretary:** C. Frisbie

**Meeting** was called to order at 7:30pm 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 (Lethbridge/Miller) to accept the Hearing Minutes of April 14, 2015

**5 in Favor 0 Denied 0 Abstained (Bates) did not cast a vote**

Motion (Lethbridge/Miller) to accept the Meeting Minutes of April 14, 2015 **5in favor 0 Denied  
0 Abstained (Bates) did not cast a vote**

Motion (Miller/Lethbridge) to amend the agenda to include Attorney Fischer representing Barbara Miller Esq. LLC for special exception to Lake Rd (formerly Boulders Inn)

**All in Favor**

**Item #4) Old Business: None**

**Item #5) New Business: A)** Attorney Fischer asked for a hearing to be scheduled for a special exception for his client on Lake Rd in Warren. Motion (Brodhead/Lethbridge) to hold a special hearing on June 9, 2015 at 7:30pm to hear the special exception. **All in Favor**

**B)** Connwood Foresters for City of Waterbury Bureau of Waters - Motion (Bates/Lethbridge) to table since the application is with Wetlands Commission

**C)** Dave Wilson, PE for L. Vance & D. Hamilton, North Shore Rd Clients would like to do a lot line revision of the 2 pieces of land to make a non-conforming parcel, more conforming. After much discussion of the parcels and location, the Committee has no objections - there was no motion since this was an informational opinion request

**D)** Jason Travelstead for the WMA, Inc., Couch Rd Travelstead is requesting a modification to the special exception which was previously granted to the Washington Montessori Association. Found the project was over budget and has revised the project slightly to keep within budget and also to make the area of construction safer in the end. Revision of the tennis courts and driveway with parking near the courts: less excavation needed since the courts will be at a lower elevation than first designed, but would include an extra light at the parking spaces. They are not adding any

additional parking spaces, taking 5 from below and putting 5 near the courts. This would also be a safety improvement since emergency vehicles would be able to drive up to the courts. Travelstead submitted a photometric report showing the distance of light being shown – does not extend the boundary or project limits. Brodhead feels this should go to another hearing since the original concerns with the project was lighting. Travelstead said they would do what is needed to including making sure timer on lights are off at 9pm unless there is an evening event or whatever else the committee feels it needs to have to approve the modification. He also asked what would be a different outcome between having a hearing or the just the Committee discussing it? Motion (Brodhead/Lethbridge) to have a hearing on this modification on June 9, 2015 at 7:30pm 5  
**Approved 1 (Miller) Denied 0 Abstained**

**Item #6) Correspondence** Committee members received the P&Z quarterly newsletter

**Item #7)**

**Zoning Enforcement Officers Report**

S. Sefcik gave the Committee a written monthly report. ZEO said business is picking up some compared to last month While reading the report, (Lethbridge/Miller) motion to amend the agenda to open it up for public comments All Approved

B.Dinicola, 210 Cornwall Rd Read her written speech to the Committee regarding her concerns over the application for cell tower with the Siting Council and how it is a danger to the immediate residents in the area, to the drinking water and how they are unsafe. Isn't there Town Property that would be better suited to have a tower than on Cornwall Road? Would like the Committee to be pro-active in this matter E. Prindle, Cornwall Rd: feels it is a health problem, would lower property value and feels that open space area should be considered Dulac, 202 Cornwall Rd, noted she did not receive any notification of Massey leasing his property to the cell tower company and has concerns of diesel fuel leaking into the soil and polluting the well water K.Ulrichsen, 74 Windy Ridge Rd. - against cell towers, cell phones and feels it would hurt the property values The P&Z noted that they do not have an application for cell tower, this goes to the Siting Council, they were just notified of the application. ZEO confirmed that the 1<sup>st</sup> Selectman has spoken with the law firm representing AT&T and they are working on dates for a hearing. Brodhead would like this item to be on the agenda next month so the Committee could have an opinion on the matter. B. Levitt went through the entire process of cell towers with the Siting Council and what will happen and stated that she already knows that the Council has a problem with this site and they would not be rush to have a meeting since they are collecting other sites. She also feels Wetlands Commission needs to give approval on this site and P&Z should write a report to the BOS about the regulations against this matter. Levitt said by law the Siting Council has to take our regulations into consideration when determining a cell tower site. She offered to work with engineers to locate other sites in Warren, on Town Property ( i.e. off of Carter Rd, sites around Warren Woods, areas where the towers would not be seen). Levitt and others worked with the Zoning Commission on writing our cell tower regulations and that this application violates all our written regulations. She recommends the P&Z draw up a checklist and recommend to the Town that we look at Town Property for a tower. June 26<sup>th</sup> is the target date for the Telecommunications: will have their results on networks out in this region. Levitt handed out material to B. Bolte regarding: the request for network coverage, why towns should adopt cell tower ordinances, more info on cell towers, an opinion letter from Attorney Ainsworth from 2011, mechanical safety from Canada and electromagnetic fields opinion from Bavaria, Germany. She noted how cell towers fall and collapse and the danger it has to the area. Levitt offered to write the report for a fee. Motion (Brodhead/Miller) to accept the ZEO report **All in Favor**

**Item #8)**

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

- A. Discussion on possibly raising permit fees on special exceptions to at least cover the cost of the departments incurred expenses. ZEO is researching and does not have any new information at this time.

Motion (Lethbridge/Bates) to adjourn at 9:04pm      **All Approved**

Respectfully Submitted,  
Colleen Frisbie