

Warren Planning & Zoning Commission  
50 Cemetery Road Warren CT  
Minutes of the Meeting held on  
August 11, 2015

**Present:** B. Bolte, J. Miller, S. Bates and R. Kasler  
**Alternates:** Kelly Tobin, Darin Willenbrock  
**Regrets:** C. Fischer, P. Good, H. Lethbridge, C. Brodhead  
**ZEO:** Stacey Sefcik  
**Recording Secretary:** C. Frisbie

**Meeting** was called to order at 7:36pm by B. Bolte, Chairman

**Item #1)**

**Designation of Alternate:**

K. Tobin was seated for C. Brodhead  
D. Willenbrock was seated for C. Fischer

**Item #2)**

**Public Comment:** None

**Item #3) Minutes:** Motion (Bates/ Miller) to accept the Minutes of July 14, 2015 **All in Favor**  
Motion (Miller/Kasler) to accept the Special Minutes of July 20, 2015 **All in Favor**

**Item #4) Old Business:** **A)** Henk Dalmeyer, 220 Kent Road - Zoning Permit to construct new House: Applicant was not present S. Sefcik said there could be a possible problem with the height of the building Sefcik will be contacting the applicant for clarification of height Motion (Miller/Willenbrock) to table until the September 8, 2015 meeting **All in Favor** **B)** Barbara Miller, Esq. for Lake Waramaug, LLC, 387 Lake Road - Special Exception per Section 8.5A of the Town of Warren Zoning Regulations for Accessory Apartment Located More than 50 Feet from the Main Dwelling Unit. *(Continued to September 8, 2015 Regular Meeting at Applicant's Request)*

**Item #5) New Business:** **A)** Silent Wind Consulting, LLC for David Rupert, 183 Melius Rd- Zoning permit for teardown and rebuild of Single-family dwelling, with new foundation and partial replacement of pre-existing nonconforming barn Silent Wind Consultant was present to explain the application - part of house was built in the 1700-s and the other in the 1800's - unfortunately only the 1800's part of the home is salvageable, so they are going to build a new foundation further in on the property and place it there along the back of the barn which is also being renovated. Received TAH sign-off for a 4-5 bedroom home/accessory building Motion (Kasler/Willenbrock) to approve zoning application **All in Favor**

**Item #6) Correspondence** No Correspondences

Motion (Miller/Bates) to add D. Willenbrock to the agenda regarding information on a driveway  
**All in Favor**

D. Willenbrock recused himself from the table at 7:55pm D. Willenbrock has not submitted an application as of 8/11 but explained to the Committee his intention on changing his current driveway to a new driveway. He has fill coming in and is currently stock piling behind his work shop He is completing the driveway application for the Selectman and will be submitting it on 8/12/15 There are no wetlands on the property

D. Willenbrock rejoined the table at 8:05pm

**Item #7) Zoning Enforcement Officers Report**

S. Sefcik apologized for not having a written report for the Committee, but gave the Committee a synopsis

- An issue with a home on 55 Rabbit Hill Rd house is in Warren, which was always thought to be in Washington Assessors in both Towns working on the issue
- An issue with a home on Partridge Rd which built a barn without a permit - was given a cease and desist order - possible junk issue also
- A tear-down and rebuild on North Shore Road
- Possible variance of length of a dock at a home on North Shore Road
- Several deck permits were received
- Issue on Reed Road has seemed to correct itself at the moment --- will continue to monitor

Motion (Bates/Kasler) to accept the ZEO's report as submitted **All in Favor**

**Item #8) Other Business Proper to Come Before the Commission:**

No other business to be brought before the Board

Motion (Bates/Kasler) to adjourn at 8:16pm **All Approved**

Respectfully Submitted,  
Colleen Frisbie