

Warren Planning & Zoning Commission  
50 Cemetery Road Warren CT  
Minutes of the Meeting held on  
September 8, 2015

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

**Alternates:** Kelly Tobin,

**Regrets:** C. Fischer, P. Good, D. Willenbrock

**ZEO:** Stacey Sefcik

**Recording Secretary:** C. Frisbie

**Meeting** was called to order at 7:37pm by B. Bolte, Chairman

**Item #1)**

**Designation of Alternate:**

K. Tobin was seated for C. Fischer

**Item #2)**

**Public Comment:** None

**Item #3) Minutes:** Motion (Kasler/Miller) to correct the agenda minutes to state the correct date of August 11, 2015      **All in Favor**

Motion (Kasler/ Miller) to accept the Minutes of August 11, 2015

**All in Favor**

Motion (Miller/Kasler) to accept the Special Minutes of August 11, 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 did speak with applicant and received the majority of information requested.      Mr. Dalmeyer wrote a letter asking for an extension until October 13, 2015, at which time all pertinent information will have been submitted      Motion (Miller/Bates) to continue the application for more information including information on the shed, until October 13, 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. *Application was withdrawn*

**Item #5) New Business:** **A)** Arthur Howland & Associates for Sam Gold, LLC, 108 North Shore Road - Flood Plain Permit request per Section 11.3 and Special Exception per Section 16.3 of the regulations for demolition and rebuild of single family dwelling within shoreline setback area: Paul Szymanski is representing the applicant - representation letter received - explained the demolition and rebuild plans - moving of the driveway, storm management plan, no septic change      Waiting for Wetlands meeting/approval of wetlands application      Motion (Kasler/Bates) to accept application and schedule a hearing for November 10, 2015      Committee would also like the town counsel to review since it is a complex application      **All in Favor**

**B)** Arthur Howland & Associates for Woodrow & Maria Campbell, 41 Rabbit Hill Road - Zoning Permit for construction of Single Family Dwelling and Modification of Driveway      Paul Szymanski is representing the Campbell's - representation letter received -  
H. Lethbridge recused himself from this application and left the meeting room (8:00pm)

P. Szymanski is a 3 bedroom house with a tie into the barn – a studio      TAHD has approved building with revisions      S. Sefcik did not have time to review entire application prior to meeting and there is a question regarding the lot/buildable lot      More information is needed  
Motion (Bates/Miller) to table the application until the next meeting      **All in Favor**

H. Lethbridge rejoined the meeting at 8:13pm

**C) Blake & Keri Mahaffey, 11 Foxfire Road – Zoning Permit** for construction of single family dwelling and driveway      Applicant not present      S Sefcik has questions regarding the Septic along with TAHD plus inspections      Cannot review application until TAHD approves and information is received      Motion (Brodhead/Kasler) to not accept the application as is  
**All in Favor**

**Motion** (Lethbridge/Brodhead) to add Dave Wilson for Bliss Road, LLC, 39 Bliss Road to the agenda      **All in Favor**      Dave Wilson is representing Bliss, Rd., LLC      received TAHD approval      making it a 3 bedroom home instead of a 5 bedroom home      making the home smaller – 2200 sq ft to 1700 sq ft.      removing a piece of the home which is non-conforming and building in an area that is conforming      Motion (Lethbridge/Bates) to approve application as presented      **All in Favor**

**Item #6) Correspondence**      No Correspondences

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

S. Sefcik handed out a written report for the Committee and added an oral review

- 28 Reed Rd: was running a business – stopped and is now back to running the business from this location – violation
- Partridge Rd – barn started without a permit
- 24 Sackett Hill Rd: questions with a past raised patio structure that was not approved and owner now trying to sell home
- ZEO will mail out information on Land Use training dates
- Possible new regulations on signs may be coming down from the courts – Committee may want to take a look at the Town's regulation and make sure we will be in compliance if a new ruling comes in from the courts

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

**Item #8) Other Business Proper to Come Before the Commission:** J. Miller will not be here for the October 2015 meeting      C. Fisher has not attended a meeting in a few years and B. Bolte spoke to him to make sure he wanted to continue on the Committee - he does      C. Brodhead will contact Fisher prior to the October meeting to remind him of the date and time

No other business to be brought before the Board

Motion (Brodhead/Lethbridge) to adjourn at 8:45pm      **All Approved**

Respectfully Submitted,  
Colleen Frisbie