

Warren Planning & Zoning Commission
50 Cemetery Road Warren CT
Minutes of the Meeting held on
June 9, 2015

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

Alternates: D. Willenbrock

Regrets: C. Fischer, P. Good

ZEO: Stacey Sefcik

Recording Secretary: C. Frisbie

Meeting was called to order at 7:35pm 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/Willenbrock) to accept the Minutes of May 12, 2015

All in Favor

Motion (Kasler/Lethbridge) to accept the Special Meeting and Hearing Minutes of May 28, 2015

All in Favor

Item #4) Old Business: **A)** Connwood Foresters for city of Waterbury Bureau of Waters, Commercial Timber Harvest on Town Hill Road and Hardscrabble Road. D. Beers attended as the agent for the City of Waterbury: this would be a second harvest, there are 3 different landing areas - a tracking pad will be at the Town Hill Rd location because this is the only road that is paved, Wetlands permit was approved on June 8, 2015. Condition of loading area on Town Hill Rd from the First Selectman and Road Foreman was to not use the turn-around for the buses. Mr. Beers indicated that this was City property and the City was never notified of the Town putting a turn-around at this location. Since this is City property and the best area for the loading, they will be using it, but will make a provision in the contract that it would be accessible to the buses when needed. There was some question to whether or not the turn-around was within the 50 foot mark by B. Bolte. Motion (Lethbridge/Kasler) to accept the application with the agreement that the City of Waterbury would not impede the bus turn around when needed **All in Favor**

B) B. Miller 387 Lake Rd: postponed per applicant's request - included postponement of hearing until July 14, 2015

Item #5) New Business: **A)** B. Neff, PE for E. Salk, Curtiss Rd - permit to construct driveway Wetlands application was approved at the Commission's June 8, 2015 meeting Motion (Miller/Lethbridge) to accept the application **All in Favor**

B) N. Brodhead for C. Wilson, Wolfe Rd: New construction

C. Brodhead recused himself from the meeting room at this time due to a possible conflict of interest. This is a new construction; no wetlands permit was needed; B. Neff designed the septic

system which is below the area of construction; there are no setback issues. Wolfe Road is partly a Town Road and Private Road depending on the location, so this property will need to have a driveway permit per town requirements. ZEO is waiting for TAHD sign off, which is in the process. Bolte questioned a restriction on lot #10 which was listed on the map from 1992. Motion (Lethbridge/Willenbrock) for a 10 minute recess so the ZEO could research the maps upstairs to see if she could find out what the restriction is/was on the property. **All in Favor**
The Committee reconvened at 8:30pm ZEO could not find any information pertaining to the restriction and will need to research on Wednesday morning (6/10/15) when the Town Clerk's office is open - will need to review assessors maps and deeds. Would the Commission mind calling a special meeting to review the findings and act on the application prior to the July meeting if possible? Yes, if a quorum is definite (possible conflicts with vacation schedules) Motion (Bates/Miller) to table to the next meeting **All in Favor**
C. Brodhead rejoined the meeting at 8:35pm

Motion (Lethbridge/Kasler) to add to the agenda S. Bates extension on filing the mylars on her 3 lot resubdivision at 76 Tanner Hill Road **All in Favor**

Motion (Lethbridge/Kasler) to grant a 90 day extension to S. Bates to file recording subdivision mylars with the Town in regard to the approved 3-lot resubdivision of 76 Tanner Hill Road
All in Favor

Item #6) Correspondence Committee members received a letter written to the Town of Washington, which ZEO will discuss as part of her report

Item #7) Zoning Enforcement Officers Report

S. Sefcik gave the Committee a written monthly report. ZEO reviewed some of the items including the Town of Washington letter Motion (Brodhead/Lethbridge) to accept the ZEO's report **All in Favor**

Item #8)

Other Business Proper to Come Before the Commission:

A. None

Motion (Lethbridge/Brodhead) to adjourn at 8:50pm **All Approved**

Respectfully Submitted,
Colleen Frisbie