

Warren Planning & Zoning Commission  
50 Cemetery Road Warren CT  
Minutes of the Meeting held on  
November 18, 2014

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

**Alternates:** B. Coyle

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

**ZEO:** Stacey Sefcik

**Recording Secretary:** C. Frisbie

**Meeting** was called to order at 8:20pm by B. Bolte, Chairman

**Item #1)**

**Designation of Alternate:**

B. Bolte seated B. Coyle for H. Lethbridge

**Item #2)**

**Election of Officers:** Motion (Bolte/Miller) to appoint C. Frisbie as the Moderator for the elections. All Approved C. Frisbie called for nominations for the Chairman Motion (Bates/Miller) to nominate Bob Bolte as chairman No other nominees Frisbie called for a vote for B. Bolte as the Chairman for the P&Z Committee All in Favor Frisbie called for nominations for the Vice-Chairman Motion (Kasler/Bolte) to nominate C. Brodhead as Vice- Chairman Brodhead nominated P Good, but Good declined the nomination No more nominations Frisbie called for a vote for C. Brodhead as the Vice-chairman of the P&Z Committee Favor: 6 Against: ) Abstain: 1 C. Frisbie called the elections to a close and returned the chair to B. Bolte.

**Item #2)**

**Public Comment:** None

**Item #3) Minutes:** Motion (Bates/Kasler) to correct “soccer fields to soccer field” and the misspelling of Hawvermala to be corrected in the Hearing Minutes of October 14, 2014 All in Favor

Motion (Bates/Brodhead) to accept the Meeting minutes of October 14 2014 All in favor

**Item #4)**

**Old Business:** A) Michael Guadagno withdrew his application in writing during the public hearing held prior to the meeting No action needed

B) Demetrio Meduri: Motion (Brodhead/Kasler) to approve the application Discussion: application appears to be incomplete and has not given sufficient notifications to neighbors Favor: 0 Against: 7 Abstain: 0 Motion to approve did not carry

**Item #5)**

**New Business:**

- Susan Bates: 76 Tanner Hill Road: 3-lot re-subdivision S. Bates recused herself from the proceedings and left the room. Bart Clark spoke for the applicant It's a 54 acre parcel and would like to divide into 3 lots which 2 would have a principle residency Wetlands received the application on November 10<sup>th</sup> P&Z would need to schedule the application for a public hearing B. Clark would like to P&Z to consider a few waivers:
  - Survey maps are usually 1" = 40', but because of the size of the lot could the map be scaled 1" = 100' and the map would be on 2 pieces of paper
  - From the requirements of the Wetland boundaries on the subdivision plan as they have submitted a site development plan that depicts wetlands boundaries
  - Asking not to show State plane coordinates
  - Open space states you must set aside 15% of the property, but since 2 of the lots are staying with in the family and have no intention of selling the larger lot, would this be acceptable

Motion (Miller/Coyle) to set a public hearing of December 9, 2014 at 7:30pm

All in Favor Wetlands approval/denial and TAH should all be in prior to hearing

**Item #6)**

**Correspondence**

S. Sefcik told the Committee about the 5<sup>th</sup> Thursday program which was in October – gave members handouts of the meeting

**Item #7)**

**Zoning Enforcement Officers Report**

S. Sefcik handed all committee members her monthly report (attached)

Motion (Brodhead/Bates) to accept the ZEO monthly report All Approved

**Item #8)**

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

- None

Motion (Kasler/Coyle) to adjourn at 8:45pm

**All Approved**

Respectfully Submitted,  
Colleen Frisbie