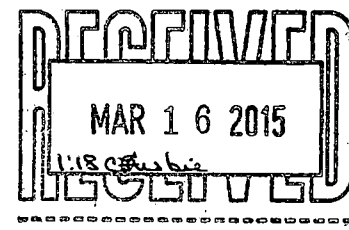


Warren Planning & Zoning Commission  
50 Cemetery Road Warren CT  
Minutes of the Meeting held on  
March 10, 2015



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

Meeting was called to order at 8:29pm by B. Bolte, Chairman

Item #1)  
Designation of Alternate:  
No alternates

Item #2)  
Public Comment: None

Item #3) Minutes: Motion (Miller/Lethbridge) to accept the Hearing and Regular Minutes of January 13, 2015 the minutes were questioned at the last meeting regarding the issue with S. Bates lots R. Kasler confirmed what was written in the minutes was said at the meeting - confirmed by listening to the tape All in Favor  
Motion (Miller/Lethbridge) to accept the Meeting Minutes of February 10, 2015 All in favor  
Motion (Miller/Lethbridge) to accept the Hearing Minutes of February 10, 2015 Lot 3. With the correction to Item #4 "hearing will be March 10 not March 3, 2015" All approved

Item #4)  
Old Business: A) Susan Bates, 76 Tanner Hill Road - 3 lot Re-subdivision: item is still being heard at a continued Hearing on April 14, 2015  
B) Fulop, 31 Valley Road Special Exception 16.3 Shoreline Setback Brian Neff represented the applicants. Motion (Kasler/Brodhead) to accept the application and grant the special exception according to the Special Exception Regulations 16.3 criteria All Approved

Item #5)  
New Business:  
A) None

Item #6)  
Correspondence  
1) Quarterly Newsletter  
2) Information about the CT Bar Association: is having their annual meeting on March 21, 2015 and the cost is \$55, which includes an updated Land Use Regulation Manual, seminars every ½ hour, and a boxed lunch. Anyone interested in attending please let Colleen Frisbie know no later than 1pm March 11th

- 3) The 3/19 meeting at 6:30pm with the COG will now be at the Warren Town Hall instead of Bantam. All are welcome to attend.

Would like to go to Item #8 so as to move the meeting along

Item #8)

Other Business Proper to Come Before the Commission:

- A. R. Colby, 4 Sandcastle Rd: Discussion regarding proposed lot revision line - showed the Committee that his son would be giving him a sliver of property to make his area square because the son intends to sell the interior lot. This would be a simple lot line revision. The Committee didn't see any problems with this request.
- B. Informal Discussion with C. Gardner regarding possible text amendment to Zoning Reg - section #8 -Accessory Apartments: Mr. Gardner stated why he would like to see a revision the Section #8: he is trying to preserve, if possible, the house at 184 N Shore Road, which was part of an old farm area with barns. Trying to preserve some of Warren's history. He would like the Committee to consider changing the acreage in this section. Committee will be reviewing regulations and will take this into consideration when doing so.
- C. Discussion regarding P&Z Budget: members received a copy of this year along with prior year(s) budget. Bolte and Brodhead will meet with the First Selectman and possibly the Chair of the Finance Committee to discuss the 2014-15 over budget finances and the 2015-16 proposed budget amounts. Would like to see an extra line item for Regulation Review for the next fiscal year proposal. Committee may want to consider changing the fees, especially for ZBA, to at least cover the legal ads & state fee expenses

Item #7)

Zoning Enforcement Officers Report

S. Sefcik gave the Committee a written monthly report. Motion (Brodhead/Kasler) to accept report All Approved

Motion (Lethbridge/Kasler) to adjourn at 9:43pm All Approved

Respectfully Submitted,  
Colleen Frisbie