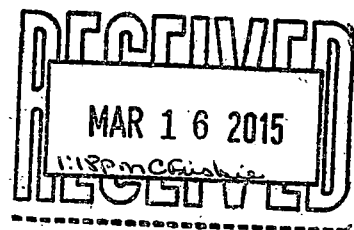


Warren Planning & Zoning Commission  
50 Cemetery Road, Meeting Room 1<sup>st</sup> Floor  
Minutes of the Hearing held on  
March 10, 2015



Hearing was called at 7:30pm by Bob Bolte, Chairman for Planning and Zoning

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

Alternates:

ZEO: Stacey Sefcik

Recording Secretary: C. Frisbie

Regrets: C. Fischer

S. Bates removed herself from the table due to her application being heard

1. Susan Bates, 76 Tanner Hill Rd 3 lot Re-subdivision:

This is a continued hearing from February 10, 2015: Any new information to be entered - a revised subdivision map and revised waiver requests. B. Bolte asked those who were going to speak, to please state their name and residency for the record. Bart Clark, PE, spoke on behalf of the applicant. Mr. Clark reviewed the new map and where the open space area is located: an explanation of slopes and wetlands was given: why this particular area of property was selected as open space and how they were working with the Warren Land Trust regarding this piece of the property. PUBLIC COMMENT: B. Levitt, 355 Lake Rd: would like to know about access to the lower field and where it is located: and could the areas possibly be considered buildable lots? Access point was shown and could possibly be a buildable lot accessible from the state road. J. Baker, 20 Hardscrabble Rd. Even though he was not here representing the Warren Land Trust, he did say this was a viable area and the WLT was interested in the area, but they needed to follow their procedures to acquire the land. Unfortunately, the time frame is going to take longer than 30 days (the next P&Z Meeting) to confirm acceptance. Wetlands Commission was unable to meet prior to this hearing, so the application with them on this property has not been approved. There was a question regarding the dry-hydrant easement on this property - Lethbridge said the WFC only tests and has access to the hydrant if needed. Applicant was asked if they would like to continue since a few questions and materials are still pending: elements of the open space: some type of assurance the WLT will be acquiring the area of open space. Applicant will give, in writing, an extension to the next meeting of April 14<sup>th</sup> meeting. WLT meets on March 28, 2015 and J. Baker will try to get as much information as possible regarding the direction the Committee is taking on the space. There was a question at the first hearing regarding the scenic view from this property and will this be addressed. Could there be an easement or restriction on building in a particular area at the top of the property? Logging was another concern depending on building area. P&Z Committee will consider all the information during their course of deliberation on this application. Hearing will be continued until April 14, 2015 at 7:30pm - this will be the last extension for this application due to regulations. Extension was submitted in writing to ZEO

B. Bolte opened the next hearing at 8:20pm

Daniel and Sharon Fulop, 31 Valley Road, Special Exception per Section 16.3  
Brian Neff, PE was to speak on the behalf of the applicants

S. Sefcik read the notice for the record - was posted on 2/23/15 and 3/3/15

Sefcik received confirmation of letters to neighbors

No written correspondences to enter into the hearing

S. Bates returned to the table at 8:25pm

The area in question is the Shepaug river which is across the road from the applicant but within the setback area. There is a storage area there already, just would like to put a roof over it. There is no foundation, just gravel. TAHD and Wetlands approval are in the file.

No public comment. No questions from the Committee.

Hearing was closed at 8:28pm by Chairman Bolte

No other business on the hearing agenda, adjourned at 8:28pm.