

**Town of Warren  
Planning and Zoning Commission  
Special Meeting Minutes  
Monday, July 20, 2015 - 7:30PM  
Town Hall Conference Room – 50 Cemetery Road**

**PRESENT:** Chairman Bob Bolte, Susan Bates, Phil Good, Robyn Kasler, Howard Lethbridge, John Miller; Alternates Brian Coyle and Kelly Tobin; Zoning Enforcement Officer Stacey Sefcik.  
**EXCUSED:** Chris Brodhead; Alternate Darin Willenbrock.  
**ABSENT:** Chris Fischer.

**1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.**

The special meeting was called to order at 7:33PM. All regular members present were seated for the meeting. Alternate Brian Coyle was seated for Christopher Fischer, and Alternate Kelly Tobin was seated for Chris Brodhead.

**2. OLD BUSINESS:**

**A. Nathalie Brodhead for Craig Wilson, Wolfe Road (Assessor's Map 37 Lot 3) - Zoning Permit to Construct New House.**

Ms. Tobin explained that while she lived on the same street as the subject application, she was not an abutting property owner, and she believed she could act impartially on this matter.

Mr. Bolte informed the Commission that he and Ms. Sefcik had researched the deed restrictions listed on the survey map. He explained that they were restrictions from seller to buyer and they did not pertain to zoning issues. Mr. Bolte passed around information pertaining to these restrictions for commission members to review.

Ms. Sefcik explained that there had been some questions regarding conflicting information on the length of the driveway, which could have had bearing on the need for pulloffs and wetlands approvals; however, Ms. Brodhead and Mr. Wilson had submitted additional information regarding the length of the driveway. The driveway was just under 300 feet in length, so Section 9.7 would not apply, and no additional wetlands review was necessary. Ms. Sefcik explained that the First Selectman had visited the site and had approved the curb cut location.

Ms. Sefcik suggested that, as was standard for all new construction, an as-built plan demonstrating zoning compliance should be required as a part of the zoning permit approval.

**MOTION** Mr. Lethbridge, second Ms. Bates, to approve the application in the matter of **Nathalie Brodhead for Craig Wilson, Wolfe Road (Assessor's Map 37 Lot 3) - Zoning Permit to Construct New House** with the requirement that an as-built plan be submitted prior to issuance of zoning compliance; unanimously approved.

**3. ADJOURNMENT.**

**MOTION** Mr. Lethbridge, second Ms. Kasler, to adjourn the meeting at 7:40PM; unanimously approved.

Respectfully submitted,

**Stacey M. Sefcik, CZET  
Zoning Enforcement Officer**