



## TOWN OF WARREN

### PLANNING & ZONING COMMISSION

50 Cemetery Road, Warren, Connecticut

Regular Meeting

Lower Level Conference Room

Tuesday, February 8, 2022 at 7:30 p.m.

#### **Call to Order, Roll Call and Designation of Alternates**

Mr. Baker, chairman of the Commission, called the meeting to order at 7:30 pm. Present were Dr. Sahadevan Fossland, Mr. Papp, Mr. Prindle, Mr. Curtiss, Ms. Schnell, Ms. Oullette and Mr. Sandberg. Absent were Mr. Corollo. Mr. Sandberg, alternate, was seated for Mr. Corollo.

#### **Appointment of Janell Mullen as temporary Land Use and Zoning Enforcement Officers**

Mr. Chairman MADE A MOTION to grant Ms. Mullen the position as the duly authorized agent for Warren Planning and Zoning, Mr. Papp SECONDED the motion. All were in favor, the motion carried.

#### **Items to be Added to the agenda**

No items were added to the agenda.

#### **Discuss Possible Change of Meeting Schedule**

A discussion was held regarding the time meetings were held. The Commission determined to keep the meetings set at the schedule as is.

#### **Public Hearing**

ZPA#21-79 / 110 Rabbit Hill Road, Assessor's Map 5 Lot 4 / Brian E. Neff, P.E. for Amy L. Walsh and William A. Walker, 147 Congress Street, Brooklyn, N.Y. / Special Exception per Section 22.1 for fill in excess of 100 cu yds for septic and driveway. (Received by Commission 12/14 public hearing continued from 1/11/2022 for lack of quorum to 1/18/2022)

Mr. Neff was present on behalf of the Mr. Walker and Ms. Walsh. Mr. Neff requested the public hearing be pushed to the next meeting in order to better inform the neighboring properties of the meeting. Mr. Papp MADE A MOTION to close the public hearing without prejudice and to reopen the public hearing at the next meeting March, 8<sup>th</sup> 2022, Mr. Prindle SECONDED the motion. A vote was held, all were in favor. The MOTION CARRIED.

#### **Approval of Minutes from January 18, 2022**

Ms. Schnell stated that there existed a typographical error under "other business proper" referring to the following meeting as February 4 rather than as it should be, February 8<sup>th</sup>. Mr. Sandberg made a MOTION to approve the minutes with said correction, Mr. Papp SECONDED the motion. All were in favor, the MOTION CARRIED.

## **Old Business**

A.)ZPA# 21-78 / 28 Reed Road / Demetrio Meduri for Star Marie Meduri / Construction of new home (Received by Commission 12/14/2021; tabled to 1/11/2021 for lack of information; continued for lack of quorum to 1/18/2022)

Having no applicant present nor any further information, Mr. Papp MADE A MOTION to dismiss without prejudice, Mr. Prindle SECONDED the motion. All were in favor, the MOTION CARRIED.

### **B.) Deliberations and/or Decisions on Applications with Closed Public Hearings**

a. ZPA# 21-58 & 21-57 / 85 Curtiss Road, Assessor's Map 7, Lot 19 / Paul Szymanski, P.E. of Arthur H. Howland & Associates, P.C. for Davidson and Elizabeth Goldin i. ZPA# 21-58 / Special Exception and Site Plan Application for grading more than 20,000 square feet of land per Section 22.1 related to the demolition of existing house and shed and construction of a new house with appurtenances including driveway, pool, spa, pergola, septic well. ii. ZPA# 21-57 / Special Exception and Site Plan Application for structures outside the buildable area per Sections 6.1.4 related construction of a new house with appurtenances including driveway, pool, spa, pergola, septic well.

A review of the Commission members that were present during the meetings and/or reviewed the recordings of past meetings which discussed ZPA 21-58 & 21-57. All Commission members stated for the record they were either present or able to review the meeting recordings. A discussion was held by the Commission regarding the two applications. Mr. Papp MADE A MOTION to approve the application with the following conditions: the existing home must be demolished, that there be pre and post inspections for the wells, spring house/houses, and foundations for the surrounding houses, and to ensure that Ms. Cooks house is included in the list of properties, the third party engineer inspects every 2 weeks and an additional bond of \$50,000 as well as any conditions agreed to in previous meetings be followed. Mr. Prindle SECONDED the motion. Dr. Fossland wanted to ensure that the inspection of the wells and springhouses included water quality inspection. the MOTION PASSED with 7 ayes and 1 abstention from Ms. Schnell.

## **New Business**

### **a. Election of possible new Alternate Commission Member to fill Zimet vacancy**

Mr. Chairman MADE A MOTION to nominate Ms. Joanne Mansfield as an alternate fulfilling the vacancy of Mr. Zimet until October of 2022, Mr. Papp SECONDED the motion. Ms. Mansfield accepted the nomination, the MOTION CARRIED.

## **Other Business Proper**

### **a. Discussion of 'Opting Out of Certain Provisions of PA 21-29' and review of attorney-drafted "Proposed Amendment to Warren Regulations"**

Mr. Chairman discussed which provisions would be applicable. Ms. Hodza explained that in the past municipalities were largely given local control of zoning regulations, however Hartford would like to take back some of said control for example-accessory apartments. Ms. Hodza stated that the Commission should review the provisions. Dr. Sahadevan Fossland MADE A MOTION to schedule a special meeting regarding the new state statutes, 5G and cannabis at a date to be determined based on Ms. Mullen's availability. Mr. Papp stated that a motion could not be made without a date, it would be necessary to circulate everything and make a motion at the next meeting when a date is determined. The Commission agreed.

**b. Discussion of proposed budget FY 2022-2023 P&Z Agenda August 10, 2021.**

Dr. Sahadevan Fossland discussed that the town had approved additional funds for a consultant who would assist the commission in evaluating their regulations, identify where to add, remove or modify regulations and reevaluate if they align with current state statutes. A discussion was held regarding requesting these funds in the next fiscal budget year, the possibility of sharing a zoning officer with other towns which abut the lake, the concern of seeking an employee within the zoning officer position etc. Mr. Papp removed himself from the discussion of the budget and placed himself amongst the public due to conflict of interest as Mrs. Papp sits on the board of finance. Mr. Chairman stated they should have a final discussion at the next meeting. Mr. Papp returned to the Commission.

**c. Update on status of request for proposals for zoning documents**

This item was tabled.

**d. Review of current land use fees and need for revisions and increases**

Ms. Hodza stated that there were instances on the posted sheet that do not exist. Ms. Hodza recommended the fees be increased as they had not been increased in a great deal of time. Ms. Hodza stated that the Commission raise the fees in accordance with what it costs at least, to publish the notices in the newspaper. Mr. Chairman stated they could discuss and come up with some adjustments.

**Zoning Enforcement Officer's Report**

None.

**Correspondence Received**

None.

**Opportunity for Public Comment**

Mr. Goldin, 85 Curtiss Rd and 68 Hopkins Rd; wanted to thank the residents of the town and the commission and stated they understands the concerns of his neighbors and encouraged them to reach out to them. Mr. Goldin thanked the commission.

**Adjournment**

Mr. Papp MADE A MOTION to adjourn, Mr. Prindle SECONDED the motion; all were in favor. The MOTION CARRIED. The meeting adjourned at 9:30pm.

Respectfully Submitted,

Melissa Brown Recording Secretary

Link to recording: [https://us06web.zoom.us/rec/play/hVQs3HJphPxSCMEk6xI4\\_4Y8BRFVD-\\_klrMxMjoRmtOKvZs7e-riWFF4KshE3ZeFYM7P8Es9i1TH2z-3.VivbJxi1n6CnSDN7?continueMode=true&\\_x\\_zm\\_rtaid=eWY06mpeTZG89tN1GwQBRw.1644873832078.334cf50f90ed4a5d0c1a4a5a41ec45ed&\\_x\\_zm\\_rhtaid=152](https://us06web.zoom.us/rec/play/hVQs3HJphPxSCMEk6xI4_4Y8BRFVD-_klrMxMjoRmtOKvZs7e-riWFF4KshE3ZeFYM7P8Es9i1TH2z-3.VivbJxi1n6CnSDN7?continueMode=true&_x_zm_rtaid=eWY06mpeTZG89tN1GwQBRw.1644873832078.334cf50f90ed4a5d0c1a4a5a41ec45ed&_x_zm_rhtaid=152)