

**Town of Warren
Planning & Zoning Commission
Regular Meeting Minutes**

Tuesday, June 9, 2020 – 7:30 PM

Warren Town Hall – 50 Cemetery Road

*Due to the COVID 19 Pandemic and the recent restrictions imposed, the meeting was closed to in-person public participation per Executive Order 7B
Call-in participation was available*

Present in-person: Adam Crane, Chairman and Kathy Castagnetta, ZEO

Present via conference call: Susan Bates, Vice Chairman; **Regular Members:** John Papp, Howard Lethbridge, Ryan Curtiss, Paul Prindle; **Alternate Members:** Derek Westfall, Ruth Schnell

Absent: Philip Good, Andrew Carollo, Victoria Fossland

Public Present via conference call: Michael Lago, Applicant ; Elizabeth Chandler and Rebecca Neary for the Warren Land Trust; Richelle Hodza, member of the public.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES

The **Regular Meeting** was called to order at 7:31 PM. A roll call was taken and all regular members were seated for the meeting. The proceedings were recorded digitally, and copies are available in the Land Use office.

2. PUBLIC HEARINGS

- a. Michael H. Lago, Special Exception and Site Plan Applications under Section 6.1.5 to allow construction of a 28' x 32' pole barn outside of the buildable area on property located at 9 Laurel Road in the North Zone.**

Mr. Lago was present to discuss the application. The legal notice was read into the record. Mrs. Castagnetta made reference to her memo regarding the application and all members indicated they had received and read the memo. Chairman Crane confirmed that all the notice requirements were completed. Mr. Lago discussed the project. Mr. Lago described the ledge on his property that is visible in the photos found in the report. The barn will be built on the flat area of his property in compliance with the requirements of the Torrington Area Health District. Mr. Lago stated he had spoken to all his neighbors and they have no objections. Chairman Crane asked what the structure would be used for. Mr. Lago stated the proposed structure is to be used for storage of a tractor, mower, York rake, seasonal furniture, and other property maintenance equipment. The structure will not be used for animals. Mr. Lago stated that Laurel Road is not maintained by the Town and so along with his neighbors, they maintain the road and the structure will be used, in part, to store equipment used for the road maintenance. There will be no septic hookup or plumbing in the barn.

There were no members of the public that wished to speak.

*Vice Chairman Susan Bates made a motion to **close the public hearing**. The motion was seconded by Mr. Papp. A roll call was taken and the motion carried unanimously.*

- b. **Paul Szymanski, P.E., Special Exception and Site Plan Applications under Section 24 to allow construction of a 50' x 80' barn/office to store equipment, driveway, well, sanitary system and related grading on property located on Kent Road, Map 21, Lot 27 in the North Zone.** *(Close Public Hearing May 12, 2020. 65 days of statutory extension remaining. 90 days of Executive Order 7I extension remaining)* **This Public Hearing is tabled to the July 14, 2020 Regular Meeting of the Planning & Zoning Commission. There will be no discussion of the application. All application materials can be found on the Town's Website at <https://www.warrenct.org/planning-zoning-commission/pages/application-rte-341kent-rd-plumb-project>**

There was no discussion with regard to this application

3. APPROVAL OF MINUTES

a. April 14, 2020, Regular Meeting

*Vice-Chairman Bates made a motion to **approve the minutes** of the April 14, 2020 meeting, as written. The motion was seconded by Mr. Curtiss. A roll call was taken and the motion carried unanimously.*

4. OLD BUSINESS

- a. **Discussion of closed public hearing for Michael H. Lago, Special Exception and Site Plan Applications under Section 6.1.5 to allow construction of a 28' x 32' pole barn outside of the buildable area on property located at 9 Laurel Road in the North Zone.**

Chairman Crane asked members if they understood the application. Vice-Chairman Bates confirmed her understanding and stated that to her it made perfect sense as to where the proposed structure is being located as it will result in the least amount of land disturbance and Mr. Lago had answered all questions.

*Vice-Chairman Bates made a motion to **approve the application** of Michael H. Lago, Special Exception and Site Plan Applications under Section 6.1.5 to allow construction of a 28' x 32' pole barn outside of the buildable area on property located at 9 Laurel Road in the North Zone. The motion was seconded by Mr. Lethbridge. A roll call was taken and the motion carried unanimously.*

5. NEW BUSINESS

None

6. ACCEPT FOR PUBLIC HEARING

None

7. ZONING ENFORCEMENT OFFICER REPORT

None

8. CORRESPONDENCE

None

9. OTHER BUSINESS PROPER TO COME BEFORE COMMISSION

- a. **Warren Land Trust** – Rebecca Neary, President and Elizabeth Chandler, Chairman of the Land Acquisition and Stewardship Committee were present to talk about two significant preservation projects they are pursuing. Both of the projects align with the major priorities of the Town's POCD. They are in the preliminary stages of both of these projects and are applying for important federal and state grant funding. Ms. Neary and Ms. Chandler were present to request a letter of support for both of these land conservation projects. One of the projects is the Warren Valley Farm Project which consists of 201 acres off of Route 341 for which they are applying for a DEEP Open Space and Watershed Land Acquisition Grant which requires the land to be preserved in perpetuity in a natural state with public access. The second project is about 250 acres at the end of Cunningham Road. It is adjacent to property owned by the Kent Land Trust as well as state forest property. Both properties have the potential to preserve significant open space as well as to connect open space and address watershed issues. Both projects align with the POCD's goals. They allow recreational opportunities, protect farmland from development, support farm businesses, support sustainable farming practices, and attract young farmers. They also protect the watershed and Lake Waramaug. They are looking for support from the Commission for the grant application they are submitting. With regard to the farm project, they have been working with the Lake Waramaug Task Force as well as Weantinog Land Trust specifically addressing the watershed issues. For the Cunningham Road project they collaborated with the Kent Land Trust as well as Greenprint. They would like to connect to the KLT trail system. When combined in the Cunningham Road area it would result in protection of nearly 800 acres. Ms. Neary added that protecting these two very important parcels is a "once in a generation" opportunity that could help retain the town's rural character, but at the same time afford recreational opportunities as well as sustainable agriculture in town.

Vice Chairman Bates asked if the property on Route 341 could still be farmed and Ms. Neary stated "yes". That property would have an open space easement, but also an agricultural easement obtained in conjunction with the NRCS that would be on the portion of the property with the prime farmland soils.

Chairman Crane wanted to confirm that by providing letters of endorsement the Commission does not obligate the town to contribute any monetary support to the land acquisition. It was answered it does not.

It was stated that the WLT could provide sample letters of support. A draft letter will be sent out to all the Commissioners for their review and comment before it is sent to the WLT.

Vice Chairman Bates moved the Commission write a letter of endorsement as requested by the Warren Land Trust, and that the letter be circulated to all members for review and comment before it is submitted. The motion was seconded by Mr. Lethbridge. A roll call was taken and the motion carried unanimously.

10. ADJOURMENT

*Vice Chairman Bates **moved to adjourn** at 7:55 p.m.. The motion was seconded by Mr. Prindle. A roll call was taken and the motion carried unanimously.*

Respectfully submitted,

Kathy Castagnetta
Land Use Officer