



TOWN OF WARREN
PLANNING & ZONING COMMISSION
 50 Cemetery Road, Warren, Connecticut

Regular Meeting Minutes
 Tuesday, December 8, 2020 at 7:30 p.m.

Via Zoom Videoconference (see below for entire recording)

1. Call to Order and Designation of Alternates

Chairman John Papp called the meeting to order at 7:30 p.m. Attendance was via Zoom only. Besides Chairman Papp, those present Paul Prindle, Jack Baker, Ryan Curtiss, and Victoria Sahadevan Fossland. Alternates Ruth Schnell (seated for Phil Good), Mike Zimet (seated for Any Carollo), and Deb Ouellette (seated for Derek Westfall) were present. Richelle Hodza, ZEO and recording secretary was present. Joanne Tiedmann, the video-conference monitor signed off from the meeting after setting it up and turning the controls over to Ms. Hodza.

2. Public Hearings – none

3. Approval of Minutes

A. November 10, 2020 – Regular Meeting - Dr. Sahadevan Fossland made a motion to approve the minutes with the following change: Ruth Schnell (not Jack Baker) made a motion to appoint Mike Zimet as an Alternate Member of the Commission. Ms. Schnell seconded. All were in favor, the motion PASSED.

B. December 1, 2020 – Special Meeting – Training – With Attorney Michael Zizka. Mr. Curtiss made a motion to approve, Dr. Sahadevan Fossland seconded. The motion PASSED by affirmative votes of all.

C. December 5, 2020 – Special Meeting – Site Walk - 220 Kent Road. Three of the four members who attended the Special Meeting Site Walk were present. Mr. Baker moved to approve and Dr. Sahadevan Fossland seconded the approval of the minutes. Mr. Westfall was absent. Chairman Papp voted to approve. The minutes were approved, 3-0.

4. Old Business

A. ZA# 20-35 Mike Lauretano, Regatta Dock Systems, Applicant, on behalf of Co-Trustee, Thomas M. Yamin, et al., 50 East 89th Street, Apt. 14C, New York, New York, 10128 / 14 Arrow Point Road / Special Exception Application to replace existing dock with new dock system greater than 360 sq. ft.

After Hearing Mr. Lauretano's testimony, Dr. Sahadevan Fossland made a motion to set Public Hearing for January 12, 2021, Mr. Prindle seconded; the motion carried.

B. ZA# 20-36 Hendrik ("Henk") E. Dalmeyer / 220 Kent Road / Application for Special Permit for Home Occupation to operate a painting business. Public Hearing was set (11/10/2020) for January 12, 2021.

Discussion was tabled until the public hearing of January 12, 2021.

5. New Business – none

6. Implementation of Plan of Conservation and Development

Dr. Sahadevan Fossland had emailed a table she extracted from a portion of the POCD and discussed the need to continually review the goals and objectives therein, in order to ensure that implementation of the Plan occurs in a timely manner. It was noted that Chairman Papp was the only present member of the PZC who had helped draft the current POCD. Mr. Baker added his experience with POCDs and Regulations and suggested possibly using the consulting group Planimetrics, which has been hired by the Town in the past, to assist in the process. Messrs. Baker and Papp were in agreement with each other that the whole commission ought to meet with regard to the goals and implementation, not a subcommittee. Other commissioners weighed in and it was ultimately decided that both Jocelyn Ayers of the Northwest Hills Council of Governments and Planimetrics would be contacted by Ms. Hodza to get a sense of how they could assist. Members were asked to email the ZEO with those issues on the POCD that they felt needed to be addressed first. The POCD will be discussed again at the February 9th meeting.

7. Other Business Proper – Ms. Hodza stated that Chairman Papp’s tenure as chair was up for vote at the January meeting. Mr. Papp remained neutral on his re-election; others were more positive that they wanted him to remain chairman.

8. Zoning Enforcement Officer’s Report – None except that Ms. Hodza stated that a number of violations had been brought to her attention and that notices of possible violation had gone out. Many applications had been received for generators and propane tanks of late. It seems that no such applications had been required in the past, however, the regulations require a zoning permit for anything greater than 6 feet in any one dimension.

9. Correspondence Received – none

10. Opportunity for Public Comment – Mr. Hermann Tammen gave the Commission some helpful suggestions about making templates and applauded Dr. Sahadevan Fossland for bringing up the matter of implementation of the POCD. Mrs. Celia Ucciardo thanked the Commission for allowing the public to participate in the training given by Attorney Michael Zizka.

11. Adjournment

Mr. Prindle made a MOTION to ADJOURN the meeting until the next regular meeting on January 12, 2021.

Dr. Sahadevan Fossland SECONDED. All were in favor, the MOTION CARRIED.

Respectfully Submitted,



Richelle Hodza
Zoning Enforcement
Officer Town of Warren
12/15//2020 3:30 pm

For meeting recording:

https://zoom.us/rec/share/Z0zxB3snqv6fvGkYbtSwgNXkZtRkx40M_rtPTxaEGBA5_EB2Rr5ICZd7Whb4mabf.Jha1opoPxtYYzOWe