



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

Regular Meeting Minutes

Lower Level Conference Room

Tuesday, May 11, 2021 at 7:30 p.m.

Call to Order and Designation of Alternates

Those present were Chairman Jack Baker, Andrew Carollo, Ryan Curtiss, Paul Prindle attended by videoconference, as did alternate Ruth Schnell who joined at about 7:40 p.m. Alternate Mike Zimet was present on videoconference also. Excused were Vice Chairwoman Victoria Sahadevan Fossland, John Papp, and alternate Debora Ouellette. Derek Westfall and Phil Good were absent. Richelle Hodza, Land Use Administrator, Zoning- and Wetlands Officer was present.

Chairman Baker called the meeting to order at 7:30 p.m. and seated Mike Zimet for Phil Good.

Approval of Minutes

Mr. Zimet MOVED to APPROVE the minutes of the April 13, 2021 Regular Meeting; Mr. Prindle SECONDED. The motion CARRIED.

Items to be Added to Agenda – there were none

[Ruth Schnell joined the videorecording and was seated by Chairman Baker for Derek Westfall.]

New Business

ZPA #21-28 / Paul Szymanski, P.E., on behalf of the Gally Family Irrevocable Real Estate Trust of 100 Newbury Court, Concord, MA / **39 Arrow Point Road**, Assessor's Map 41, Lot 4 / Application for Special Exception to construct a 5-bedroom single family dwelling, detached garage, generator, driveway, patio, subsurface sewage disposal system, grading, drainage, plantings, and other related appurtenances within between 50 and 100 feet from the shoreline of Lake Waramaug (Section 14.3) with significant excavation and grading (Section 22.0). (*Date of receipt by Land Use Officer 5/4/2021, two TAHD Approvals Received with application; Inland Wetlands Commission application is pending.*)

Mr. Szymanski outlined the application for the Commission. Some questions about the 500-foot radial setback from the communal well were asked. Mr. Szymanski said he would review the Health Department regulations on what could and could not be built within the setback. There was general concern about the proposal to build less than 100 feet from the lake. Some were concerned about the disturbance of .9 acres of the 1.1 acre, largely treed lot.

Mr. Curtiss made a MOTION to set a PUBLIC HEARING on JUNE 8 at 7:30 p.m. Mr. Carollo SECONDED the motion; the motion CARRIED.

Old Business – there was none

Other Business Proper - Commission member training was tabled until the next meeting

Zoning Enforcement Officer's Report

Ms. Hodza related that she had issued a permit (21-27) for a propane tank at 73 Brick School Road and for a 330-gallon propane tank at 140 Town Hill Road (21-29), which was required to be moved from its initial location for not meeting front yard setback regulations. An in-ground swimming pool was approved at 54 Chester Road (21-30). Finally, a barn at 220 Kent Road was permitted (21-31). No zoning violations had been issued during the past month.

Correspondence Received – An email from Mr. Connor to landuse@warrenct.org and several others dated Tuesday, May 11, 2021 at 4:47:22 PM was read by Ms. Hodza into the record. The letter contained concerns about 39 Arrow Point Road.

Opportunity for Public Comment – Hermann Tammen of 50 Curtiss Road commented about the Gally project on Arrow Point Road and about 21 Arrow Point Road where an enormous pile of earth was visible. He was also concerned about various other projects. Martin J. Connor, AICP, representing the Lake Waramaug Association wanted to be sure that the Commission carefully considered the proposal for 39 Arrow Point Road.

Adjournment

At approximately 8:10 p.m., Mr. Prindle made a MOTION TO ADJOURN the meeting until the next regularly scheduled meeting on June 8, 2021. Mr. Curtiss SECONDED. The motion CARRIED.

Respectfully Submitted,



Richelle Hodza
Land Use Officer
Town of Warren
05/17/2021 1:52 pm

Note: Owing to a Zoom videorecording malfunction, no recording is available for this meeting.