

TOWN OF WARREN
PLANNING & ZONING COMMISSION
Public Hearing and Regular Meeting Minutes
Tuesday, July 12, 2016 - 7:30 pm
Town Hall, 50 Cemetery Road, Warren, Connecticut
Lower Level Meeting Room

PUBLIC HEARING

Those **PRESENT** were Chairman Robert Bolte, Members Susan Bates, Philip Good, Robyn Kasler, John Miller, and Kelly Tobin. Stacey Sefčík, CZET, and Richelle Hodža, Recording Secretary, were also present. Not in attendance were Vice Chairman Christoffer Brodhead, Member Howard Lethbridge, and Alternates Brian Coyle and Darin Willenbrock.

At 7:33 p.m., Chairman Bolte announced the Public Hearing in the matter of David Wilson, PE for Mark & Sheila Simonian, **143 North Shore Road – Special Exception per Section 17.3.B** to Construct Dormer Addition to Nonconforming Structure.

Ms. Sefčík read the published legal notice announcing the hearing into the record. Mr. Wilson presented proof of certified mailings to neighbors and signage placed at the property. Mr. Wilson presented a site map and elevations of the proposed barn. The existing non-conforming barn will be demolished and rebuilt on the same footprint and to the same height as at present; the special exception is sought for the proposed increase in volume by means of a dormer. The dimensions of the eaves of the new building will be identical to those of the existing building. The dormer will not increase the height of the building, nor will a dwelling unit *per se* be created. Two emails had been received by Ms. Sefčík from neighbors in support of the proposal, one from nearby property owner Scott Stuart and another from neighbor Michael Griffin of 145 North Shore Road. Ms. Sefčík read into the record, paraphrasing where appropriate, a memorandum to the Commission summarizing the application with regard to the recently adopted amendment to Section 17.3.B of the Zoning Regulations. Her findings were that both the general and specific criteria for the granting of a special exception appear to have been met. She reminded the Commission that an A-2 (“as-built”) survey could be required as a condition of final approval.

Chairman Bolte invited any **PUBLIC COMMENTS**. None was heard. The Chairman closed the public hearing at 7:50 p.m.

REGULAR MEETING

Chairman Bolte called the meeting to **ORDER** at 7:52. Those present at the Public Hearing remained. No alternates were needed or present.

General **PUBLIC COMMENTS** were solicited. None was heard.

Ms. Kasler made a **MOTION** to **APPROVE THE MINUTES** of the June 14, 2016 Regular Meeting **with a change** noted by Ms. Bates to a typographical error on page 2, second full paragraph, line one, where “keep it as on piece” should read “keep it as one piece.” Mr. Good **SECONDED**. The motion **CARRIED** with abstentions by Ms. Tobin and Mr. Miller who were not present at the last meeting.

With regard to **OLD BUSINESS**, in the matter of David Wilson, PE for Mark & Sheila Simonian, **143 North Shore Road – Special Exception per Section 17.3.B** to construct dormer addition to non-conforming structure, Mr. Miller made a **MOTION** to approve the application with the condition that an A-2 Survey be supplied to Ms. Sefčík. Ms. Tobin **SECONDED** the motion. The motion **CARRIED** unanimously.

NEW BUSINESS. Geoffrey Fairbairn for **John Lyons & Susanna Gray, 369 Lake Road** – Zoning Permit to Construct Single Family Dwelling & Detached Garage. Mr. Fairbairn presented plans for construction stating that a dwelling on the site had been torn down a few years ago by permit. The remaining foundation will be used for a garage. The house will be approximately 2,400 square feet. It was noted for the record that Commissioner Bates had sold the property in question to the present applicants and that she had no bias to the matter. Ms. Sefčik noted that TAHD approval had been received but that a correction to a contour line was in progress. The correction was administrative, not substantial. Mr. Fairbairn produced a statement of feasibility from Engineer Brian Neff and offered to supply an A-2 when the project was completed. He also showed how the new driveway would conform to current regulations. Mr. Good made a **MOTION** to approve the application. Ms. Kasler **SECONDED**. The motion **CARRIED** unanimously.

A **MOTION** was made by Ms. Kasler to add to the agenda Mr. Kenneth Hrica for **David & Kelly Williams, 149 North Shore Road** regarding driveway relocation and the razing/rebuilding of a single family dwelling that was approved at the last meeting. Mr. Good **SECONDED**, the motion **CARRIED**.

Mr. Hrica approached the Commission for clarification of its regulations regarding the excavation and processing of materials on site. He stated that during the preliminary work of cutting underbrush, an unusual amount of large boulders were discovered. Regulation 25.2.A appeared to allow the excavation and reuse of the stone on site; however Section 25.9 seemed contradictory, disallowing the crushing of the stone on site. After some discussion, the Commission agreed that, as long as the building permit was obtained beforehand, the activity would be allowed. It was agreed that, while inordinately noisy, the crushing of the stone would (1) prevent the need to haul away the boulders in many runs using large heavy trucks and (2) obviate or, at least, alleviate the need to bring in material for the driveway. The Commission requested that (1) the neighbors be notified, (2) the crushing be limited to 2, but not more than 3 days, and (3) the work be done on weekdays between hours when most people would be at work. Mr. Hrica agreed and thanked the Commission.

CORRESPONDENCE. Ms. Sefčik handed out (1) a Connecticut Department of Agriculture publication called “Programs and Services: *A Guide for Municipalities*,” October 2014 (15 pages), (2) a trifold brochure called “Living Next to a Farm: *How to be a good neighbor to a farmer in 10 easy steps*” published by the “Advocate,” Advocacy for Local Agriculture, Spring 2011, and called attention to (3) “Planning for Agriculture: *A Guide for Connecticut Municipalities*, 2016 Edition, a publication of American Farmland Trust and Connecticut Conference of Municipalities (63 pages). The surge in agriculture and farming was the topic of the Northwest Hills Consortium of Governments at its meeting in June, which attended by both Ms. Sefčik and Ms. Kasler. Also distributed was a draft prepared by the NHCOC with recommendations for a Northwest Hills Regional Transportation Plan.

ZONING ENFORCEMENT OFFICER’S REPORT. The Commission thanked Ms. Sefčik for a summary oral report containing nothing that required action or review by the Commission.

OTHER BUSINESS proper to come before the Commission was ongoing discussions regarding possible text amendments. These items were tabled to the next regular meeting.

Respectfully submitted,



Richelle Hodža
Recording Secretary