

Town of Warren
PLANNING AND ZONING COMMISSION

Special Meeting Minutes

Tuesday, September 29, 2020 – 5:30 pm

Site Walk

North side of Kent Road (Route 341) east of Brick School Road (Map 21, Lot 27)

1. Call to order and designation of alternates

Richelle Hodza, Land Use Officer, called the special meeting to order at 5:34 p.m. Twelve people in total were present including Commission members Chairman John Papp, Vice Chairman Derek Westfall, Jack Baker, Ryan Curtiss, and Alternate Victoria Sahadevan Fossland. Paul Szymanski, P.E., the applicant's engineer was present to lead the walk. Others present were Cynthia Warshaw, Celia and Leonard Ucciardo, and Sherry and Alexander Biamonte.

2. Review of the rules governing site walks constituting special meetings

Ms. Hodza read the rules governing site walks, emphasizing that questions are not to be asked of Mr. Szymanski. Any necessary clarification of locational indicators and the site's features would be requested of Mr. Szymanski by the Land Use Officer or the Chairman. In addition, the group was required to stay together and not talk amongst themselves.

3. Site Walk in the matter of:

Paul Szymanski, P.E., for Sawing High Climbers, LLC, Emma Lozman (Plumb), Member / 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 owned by the Living Trust of Theodore E. Theodorsen and Mary Irene Theodorsen u/a/d 3/26/2014, located at **Kent Road, Map 21, Lot 27** in the North Zone. (Note: a public hearing of this application opened on August 11, 2020 and was continued to October 13, 2020.)

The walk was conducted in heavily pouring rain. Mr. Szymanski escorted the group from an orange field marker on Kent Road, which indicated the location of the center line of the proposed driveway. From there, the group was led further west where a natural path made walking easier. Mr. Szymanski continued to point out the center line of the driveway, which was marked. He pointed out a ridge to the west, which would act as a berm protecting Florio's Pond from stormwater runoff, which was not visible. Mr. Szymanski had brought a copy of the map with him; however, the pouring rain made it impossible to refer to, as it quickly collapsed from rainwater. Mr. Szymanski led the group to the markers indicating the building's corners. He indicated the direction of the Ouellette property and the Baron property to the east and west, respectively. Mr. and Mrs. Biamonte received a phone call and left the site walk at approximately 5:50 p.m. Ms. Hodza asked where the log storage area was proposed. Mr. Szymanski pointed to the north side of the proposed building; he also indicated the proposed circular driveway. He led the group back along the same path to where the walk began.

4. Adjournment

Ms. Hodza called the end of the meeting at 6:12 p.m. The next meeting of the Planning and Zoning Commission would be held at its regularly scheduled session on October 13, 2020 at 7:30 p.m.

Respectfully Submitted,



Richelle Hodza,
Land Use Officer and Recording Secretary,
Town of Warren. Dated: Saturday, 10/3/2020 11:58 a.m.