



TOWN OF WARREN
PLANNING & ZONING COMMISSION

Regular Meeting
Tuesday May 3, 2022 7:30PM

1. Call to Order, Roll Call, and Designation of Alternates

Mr. Baker, chairman called the meeting to order at 7:30 pm. Present were Ms. Schnell, Mr. Prindle, Mr. Sandberg, Ms. Ouellette, and Ms. Mansfield. Absent were Mr. Papp, Mr. Curtiss, and Mr. Carollo. Alternate Ms. Mansfield was sat for Mr. Corollo and alternate Mr. Sandberg was sat for Mr. Curtiss. Dr. Sahadevan Fossland joined the meeting during the beginning of item 4.

2. Items to be Added to Agenda (if any, requires 2/3 vote)

None.

3. Approval of Minutes – Draft April 5, 2022

Ms. Ouellette MADE A MOTION to approve the minutes from April 5, 2022. Ms. Mansfield SECONDED the motion, all were in favor; the MOTION CARRIED.

4. Public Hearing

a. Commission petition to opt-out of Public Act 21-29, Section 6: Accessory Apartments

Ms. Mullen stated a public notice was published on 4-22-22 and 4-29-22 in the Republican American Newspaper to notice the public hearing; the publication was read for the record. The commission discussed and compared the current Warren Zoning Regulations against Public Act 21-29.

Mr. Tammen, 50 Curtiss Rd. asked if the town opted out, would someone still be able to ask for an accessory apartment via a normal application. The commission verified that was true, the current Regulations would apply. The motion on the floor was suggested by a staff memorandum, Mr. Chairman MADE THE MOTION to move to affirmatively approve the opting out of Public Act 21-29 with respect to accessory apartments A-D inclusive in section 6 so the Warren Planning and Zoning Commission can tailor its zoning regulations to local land-use needs rather than adopt the specifics from state legislation and to refer this opting out to the Board of Selectman to take the next steps in the process. Mr. Prindle SECONDED the motion. All were in favor, the MOTION CARRIED.

5. Old Business

a. Review of 18-month moratorium language as the P&Z approach to the Responsible & Equitable Recreational Adult Cannabis Act (RERACA)

Ms. Mullen discussed the moratorium option for the legislation involved with the adult use of recreational cannabis known as RERACA. Mr. Prindle MADE A MOTION to bring a moratorium proposal to a public hearing at the next regular meeting to be held June 7th, 2022, Dr. Sahadevan Fossland SECONDED the motion. A vote was held, all were in favor; the MOTION CARRIED.

6. New Business

a. ZPA # 22-2/ 159 North Shore Road, Assessor's Map 45-12/ Paul Szymanski, PE of Arthur Howland & Associates on behalf of Waramaug 159A, LLC/ Special Exception for a 6 bedroom single family home with a garage, spa, spa and in-ground pool/ (to be received on 5/3/2022)

Mr. Szymanski was present and presented the site plan to the Commission. The Commission discussed the buildable area, the septic, the driveway, and the slope/grade of the proposal. Ms. Mullen asked for a correction in the site plan identifying the driveway as paved and for a submission of site plan without the green background so the contours could be more easily read. Ms. Mullen requested greater detail of the proposed rain gardens and the storm water infiltration areas. Mr. Sandberg MADE A MOTION to move this application to a public hearing on June 7, 2022. Ms. Schnell SECONDED the motion. All were in favor, the MOTION CARRIED. Ms. Ouellette MADE A MOTION to conduct a site walk on the proposed site on Sunday, June 5, 2022 at 9:00AM, Mr. Prindle SECONDED the motion, all were in favor; the MOTION CARRIED.

b. Modification to ZPA #21-28/ 39 Arrow Point Road, Assessor's Map 41-04 Paul Szymanski, PE of Arthur Howland & Associates on behalf of John & Suzanne Gally/ Amendment to previously approved site plan/(to be received on 5/3/2022)

Mr. Szymanski was present and presented to the commission the site plan amendments as compared to the previously approved plan. Atty Neil Marcus of Cohen & Wolf, present on behalf of the applicant, presented to the c\Commission a statement regarding the reduction in size of the proposed single-family home. A discussion was held amongst the Commission regarding the amendment and the previously approved application. Mr. Prindle MADE A MOTION to approve the application as amended, Ms. Ouellette SECONDED the motion. A vote was held, Dr. Sahadevan Fossland abstained; Mr. Baker opposed, all others were in favor. The MOTION CARRIED.

6. Other Business Proper:

a. Regulation Review- in light of PA 21-29, statutory requirements, and recent case law

b. Zoning permit requirement for above ground propane tanks & generators

Ms. Mullen acknowledged the recent case law that the Commission has already responded to such as the RERACA and the Public Act 21-29. Ms. Mullen stated that if there were specific topics Commissioners wanted her to provide more information and clarity on to request such. Ms. Mullen discussed some examples of regulation adaptations that may be necessary in the future.

7. Correspondence Received

None

8. Opportunity for Public Comment

Mr. Tammen, 50 Curtiss Rd stated that he was dismayed by the commission's decision regarding 39 Arrow Point Road. Mr. Tammen stated that the applicant should have been asked to move the house.

9. Adjournment

Prior to adjournment Ms. Mullen stated that the zoning report is always available upon request via email. Mr. Prindle MADE A MOTION to adjourn, Mr. Sandberg SECONDED the motion. All were in favor, the MOTION CARRIED. The meeting adjourned at 8:30pm.

Respectfully Submitted,

Melissa Brown
Recording Secretary
Town of Warren
5/10/22

https://us06web.zoom.us/rec/play/a4uRpTYJZtqztfwn0QZwjodYaDUO__8RI3VUYRefXYIsA27mq9cuOUeHrAMRQ4U-93fXn50ZsSm8uus.YZzoul2AXs916b3m?continueMode=true&_x_zm_rtaid=jBpQKe1kRqKeOhywfUcYgQ.1652191886222.07eae410201a72edc143d5a2f9b1bc1c&_x_zm_rhtaid=804