



TOWN OF WARREN
PLANNING & ZONING COMMISSION

Regular Meeting
Tuesday June 7, 2022

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

Mr. Baker, chairman called the meeting to order at 7:30pm. Present were Mrs. Schnell, Dr. Sahadevan Fossland, Mr. Curtiss, Ms. Ouellette, Mr. Baker, Mr. Sandberg, Mr. Papp and Ms. Mansfield. Absent were Mr. Carrollo and Mr. Prindle. Mr. Sandberg, alternate was seated for Mr. Carrollo and Ms. Mansfield, alternate was seated for Mr. Prindle.

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

Ms. Mullen stated that three items would be added to the agenda. Under old business, a discussion and possible decision regarding the moratorium. A discussion and deliberation over 159 North Shore Road application. Under item 6, new business is the timing of P&Z meetings regarding start time of 7:30pm. Dr. Sahadevan Fossland MADE A MOTION to list those items under the appropriate sections as listed by Ms. Mullen, Mr. Curtis SECONDED the motion. All were in favor, the MOTION CARRIED.

3. Approval of Minutes May 3, 2022 and Special Meeting Field Trip June 3, 2022

Dr. Sahadevan Fossland MADE A MOTION to approve the minutes, Ms. Schnell SECONDED the motion. All were in favor, the MOTION CARRIED.

4. Public Hearings

a. Commission petition to place an 18-month moratorium on adult recreational cannabis establishments in response to the Responsible & Equitable Recreational Adult Cannabis Act (RERACA)

Ms. Mullen stated that the notice for these Public Hearings were published according to statutory requirements on May 27, 2022 and June 3, 2022 for both hearings this evening. No public comments were made. Mr. Chairman closed the public hearing.

b. 159 No. Shore- 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, and in-ground pool/ (received on 5/3/2022)

Mr. Szymanski was present representing the applicant. Mr. Szymanski presented to the Commission the proposal. Ms. Mullen stated she received a letter via email from Mr. William J. Manasse on June 7th, regarding the application for special exception for 159 North Shore Rd. Ms. Mullen read the letter for the record. The letter included a letter from Mr. Steven Trinkaus, licensed professional engineer, which was also read for the record. Mr. Steven Trinkaus stated he was present if there were any questions regarding the letter.

Mr. Sean Hayden, on behalf of the Lake Waramaug Association stated that in January of 2021 Mr. Szymanski invited Mr. Hayden onto the property for a preapplication site walk. Mr. Hayden requested two storm water management alternatives. Mr. Hayden stated that the preliminary site design did not have well defined storm water management structures, Mr. Hayden stated he requested from Mr. Szymanski to request the 2 storm water management strategies again however still has not received them. Mr. Hayden stated that there is not enough information for the Commission to make a decision and that applications should be complete in the beginning of submission.

Mr. Szymanski stated that the driveway was approved and exists. Mr. Szymanski stated that the storm water management report has been in the application for about a month and there is no requirement for an archeological report. Mr. Trinkaus, a licensed professional engineer of Southbury, Connecticut, stated that only the application and the April plans were present online. Mr. Trinkaus stated that he would like the opportunity for the public hearing to continue if there were further materials from the proposal are now available for review. Mullen stated that they are public documents have been available for public review. In reference to the archeological report, Mr. Szymanski read the regulation and a discussion was held regarding the history of the use of the site.

Mr. Robbins stated what he knew about the property historically. A discussion was held regarding the driveway and its previous approval as it applies to the current proposal.

Mr. Dean, of Robert Dean Architects of New Canaan Connecticut, the architect on the adjoining property to the east stated that he had spoken with Mr. Szymanski regarding the project and walking the site. Mr. Dean stated that there were issues of completeness, and it is necessary to assure that engineering standards were being met related to storm water runoff. Mrs. Schnell asked if the driveway had been approved by the state highway. Ms. Mullen stated it was approved by the Selectman pursuant to the Driveway Ordinance.

Dr. Sahadevan Fossland asked if anyone could clarify the archeological concern. Dr. Sahadevan Fossland stated that the Commission hosts public hearings in order to address any public concerns appropriately and that all aspects of an application need to be looked at in special exception. Ms. Ouellette stated she was unable to make the site walk. Mr. Szymanski stated she could walk the site at any time.

Mr. Guadagno, 31 Arrowpoint Rd, and chair of Lake Waramaug Task Force. Mr. Guadagno stated that the request for additional run off design drawings as referenced earlier by Mr. Hayden has been brought to the attention of Mr. Szymanski and the commission during this hearing however Mr. Szymanski has not yet responded. A Discussion was held regarding a specific tree on the property.

Mr. Baker MADE A MOTION to continue the public hearing to the next regular meeting, July 5th, 2022. Dr. Sahadevan Fossland SECONDED the motion. All were in favor, the MOTION CARRIED.

5. Old Business

a. The Moratorium on Adult Recreational Cannabis

The commission had voted to bring the moratorium to public hearing, the public hearing brought little to no public strife regarding placing a moratorium on the regulations. The commission can now make a final decision regarding adopting or not adopting the moratorium. Mr. Papp MADE A MOTION that the Commission adopt the moratorium on adult recreation cannabis, Mr. Baker SECONDED the motion, All were in favor. The MOTION CARRIED.

b. Regulations priorities & Implementation of the POCD

A discussion was held regarding the implementation of the POCD. It was noted that items would be given to Ms. Mullen for future discussion.

6. New Business

a. Coordination with Lake Entities

A discussion was held regarding the possibility of identifying a zone and/or creating an entity in which all 3 towns around the lake are sharing the approach and the cost of the land-use officer/standardized regulations for more consistency.

b. Site Walk Procedures

Dr. Sahadevan Fossland stated that other towns conduct site walks differently and the Commission could potentially create a set standard for site walks. Mr. Baker asked if it was best to aim for Friday site walks. Ms. Mullen stated that when a public hearing is scheduled; it may be beneficial to schedule the site walk for Friday afternoons prior to the public hearing.

- c. Meeting start time-** The Commission discussed the potential to adjust the start time from 7:30 pm to an earlier time. Mrs. Schnell MADE A MOTION to move the regular planning and zoning meetings to 7:00pm. Mr. Sandberg SECONDED the motion. All were in favor, the MOTION CARRIED.

7. Other Business Proper

None.

8. Correspondence Received

Ms. Mullen stated Mr. Szymanski provided an updated plan, a response letter, and the letter which was previously read into the record. Ms. Mullen stated she will post these items online.

9. Zoning Agent's Report

Ms. Mullen read her report for the record. A discussion was held regarding some questions on the zoning agent's report.

10. Opportunity for Public Comment

Mr. Guadagno, 31 Arrowpoint Rd., stated that the Commission held a great meeting. Mr. Guadagno stated that collectively governing the lake with the three surrounding towns was a great idea. Mr. Guadagno stated that the new land use officers report and succinct information was helpful. Mr. Guadagno stated that on behalf of the Waramaug Task Force they would be there to support their commission in their endeavors.

Ms. Mostajo, representing the Lake Waramaug Task Force stated that the meeting was well done and that the collaboration of the Lake Waramaug entities and the other towns is key in ensuring that efforts continue to consistently project the lake.

11. Adjournment

Mr. Papp MADE A MOTION to adjourn, Ms. Mansfield SECONDED the motion. All were in favor, the MOTION CARRIED.

Respectfully Submitted,

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

https://us06web.zoom.us/rec/play/dFFyHQA6P1QSpYFY-fmSEnY8PLxhtM7WRdFzM03PfRv0C12BEvUIBRgV4h2QJgPWbz6ufnz35XCEI.Yht5ExbQQ58Dd5fy?continueMode=true&_x_zm_rtaid=YdXE2WZzQCKiEtjsiAle9Q.1655912461965.39735da4127058cd3a5a0e4b95432a4a&_x_zm_rhtaid=294