



TOWN OF WARREN  
**PLANNING & ZONING COMMISSION**

Special Meeting  
Tuesday July 5, 2022

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

Dr. Sahadevan Fossland, co-chairperson called the meeting to order at 7:00 pm. Present were Mr. Baker, Mr. Curtiss, Mr. Carrollo, Mr. Prindle, Ms. Ouellette, Ms. Schnell and Mr. Sandberg. Absent were Ms. Mansfield and Mr. Papp. Mr. Carrollo was present via zoom however unable to connect audio.

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

None.

**3. Approval of Minutes of regular meeting June 7, 2022 and special meeting site walk June 3, 2022**

Dr. Sahadevan Fossland stated that there were errors typographically in the minutes. Dr. Sahadevan Fossland requested to review the minutes prior to posting. Ms. Mullen stated that she could circulate the draft to the Commission. Mr. Baker MADE A MOTION to approve the minutes from regular meeting June 7, 2022 with the discussed edits, Dr. Sahadevan Fossland SECONDED the motion, all were in favor the MOTION CARRIED. Dr. Sahadevan Fossland requested her name be corrected in the June 3, 2022 site walk meeting minutes. Dr. Sahadevan Fossland MADE A MOTION to accept the minutes from the June 3, 2022 special meeting site walk with the discussed edits, Mr. Baker SECONDED the motion. A vote was held, all were in favor, the MOTION CARRIED.

**4. Public Hearings**

**a. 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; to be tabled and continued to August 2nd per the request of the applicant; no new information to be a part of the record at this time)**

Dr. Sahadevan Fossland stated that the applicant requested to continue the public hearing to the next regular meeting scheduled for August 2, 2022. Ms. Mullen stated there was no new information provided, however she did receive a letter dated June 28, 2022 from Mr. Szymanski on behalf of the owners of 159 North Shore Rd. Ms. Mullen read the letter for the record.

**5. Old Business**

**a. Regulations priorities & Implementation of the POCD**

Ms. Mullen stated she wanted to hear from the Commission regarding their thoughts on the regulations and implementation of the POCD. Dr. Sahadevan Fossland read a report she prepared utilizing the POCD to identify the goals and objectives of the POCD wherein which the Planning and Zoning Commission could take a leadership role. Ms. Ouellette stated that in working with Ms. Ayer a survey was conducted, Ms. Ouellette read the top 3 priorities identified by the survey for the record- ridgeline protection, business uses, and home based businesses. Mr. Baker stated that in meeting with the Lake Waramaug Association and Task Force it was important to continue working to coordinate with the surrounding town lake entities. A discussion was held regarding the importance of this coordination and the regulations that would need to be considered during such. A discussion was held regarding special exception applications and how to best clarify the regulations to minimize special exception requests.

**b. Coordination with Lake Entities**

Dr. Sahadevan Fossland stated that the intention of coordination would be to create an overlay zone and develop a best practices guidance manual applicable to proposals within said zone to protect Lake Waramaug. A discussion was held regarding adjusting the wording within applications. A discussion was held regarding the First Selectman meeting with surrounding town officials, the regulations being consistent between towns, the monitoring of those regulations, and identifying resources for an officer who would address the overlay zone specifically.

**6. New Business**

None.

**7. Other Business Proper**

None.

**8. Correspondence Received**

Ms. Mullen reiterated that the only correspondence received was the letter previously read for the record from Mr. Szymanski.

#### **9. Zoning Agents Report**

Ms. Mullen read the agent report for the record. A discussion was held regarding the process for complaints coming to the zoning officer. The commission determined that complainants shall identify themselves as well as the violation.

#### **10. Opportunity for Public Comment**

None.

#### **11. Adjournment**

Mr. Prindle MADE A MOTION to adjourn, Ms. Schnell SECONDED the motion. A vote was held, all were in favor, the MOTION CARRIED.

Respectfully Submitted,

Melissa Brown  
Recording Secretary  
Town of Warren  
7/12/22

[https://us06web.zoom.us/rec/play/J0WCrtNjrL2hy2TrHSdky3ZA28wKDnYYyLXe2DmxMeVcB4QujpFYlZvHiBcztoP2kKoSRZCzhtZpmumX.dJgnlW6yorEjpe2I?continueMode=true&\\_x\\_zm\\_rtaid=GZOT7tnBSay0RO-zTWZNVg.1657552305946.e8c656a2f10e5c436223232a53779302&\\_x\\_zm\\_rhtaid=296](https://us06web.zoom.us/rec/play/J0WCrtNjrL2hy2TrHSdky3ZA28wKDnYYyLXe2DmxMeVcB4QujpFYlZvHiBcztoP2kKoSRZCzhtZpmumX.dJgnlW6yorEjpe2I?continueMode=true&_x_zm_rtaid=GZOT7tnBSay0RO-zTWZNVg.1657552305946.e8c656a2f10e5c436223232a53779302&_x_zm_rhtaid=296)