



TOWN OF WARREN  
**PLANNING & ZONING COMMISSION**

Regular Meeting  
Tuesday November 1, 2022

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

Dr. Sahadevan Fossland, co-chairperson called the meeting to order at 7:30pm. Present were Mr. Baker, Mr. Curtiss, Ms. Ouellette, Ms. Schnell, Ms. Mansfield (via Zoom), Mr. Prindle and Mr. Sandberg. Absent were Mr. Corollo. Ms. Mansfield was seated for Mr. Corollo.

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

Dr. Sahadevan Fossland MADE A MOTION to add onboarding of the new members and the election of special officers for next year under old business. Dr. Sahadevan Fossland MADE A MOTION to add the Carter Road application discussion under Old Business. Mr. Baker SECONDED the motions made by Dr. Sahadevan Fossland; all were in favor the MOTION CARRIED.

**Onboarding of Officers**

Dr. Sahadevan Fossland welcomed Lee Vance (who was present via Zoom), the new alternate to the commission. Dr. Sahadevan Fossland reviewed the responsibilities of the alternates. Ms. Mullen provided copies to the commission members of documents which explained specific examples of conflict of interest and predisposition. It was determined best practice to have one chairperson, Dr. Sahadevan Fossland agreed to remain Chairperson. Dr. Sahadevan Fossland nominated Mr. Sandberg to be Vice Chairperson. Mr. Baker seconded the motion. A vote was held on the nominations of the officers, the MOTION CARRIED. Dr. Sahadevan Fossland stated that there was a remaining alternate position still open with 3 residents who had expressed interest in the seat. Mr. Jesse Travers, Mr. Bob Newton and Mr. Aaron Schiller were present to speak to the commission regarding their interest in being part of the commission. A discussion was held amongst the commission regarding filling the vacancy. As a result, the commission welcomed Mr. Schiller to be the new alternate on the Planning and Zoning Commission, and suggested that Mr. Newton and Mr. Travers consider the inland wetlands and ZBA commissions.

**3. Approval of Minutes – Draft Regular Meeting Minutes of October 4, 2022**

Mr. Baker MADE A MOTION to approve the minutes as written, Mr. Curtiss SECONDED the motion. A vote was held, all were favor. The minutes were approved.

**4. Public Hearing a. ZPA # 22-3 00 Carter Road, Assessor's Map 27, Lot 17/ Special Exception for a single-family home, barn, and a pool with earthwork ~ 700 cubic yards of materials**

Mr. Dean Gregory, the property owner, was present to discuss the application. Dr. Sahadevan Fossland clarified that the special exception process was due to the fact that more than 500 cubic yards of earthwork was associated with this development. The commission and Mr. Gregory had a discussion in reference to the maps and plans provided. Ms. Mullen stated that all the certified mailings to abutters were completed and the signage as required was placed at the site. In addition, the public hearing had been publicly noticed in the Republican-American as required by statute. Mr. Sandberg MADE A MOTION to close the public hearing, Ms. Schnell SECONDED the motion, all were in favor. The MOTION CARRIED. Having no other discussion and the public hearing being closed. Mr. Curtis MADE A MOTION to approve the application, Mr. Baker SECONDED the motion. A vote was held, all were in favor the MOTION CARRIED.

**5. Old Business**

**a. Regulations- Excavation & Grading (Section 22.00)**

Ms. Mullen stated the concerns she had regarding Section 22 and how it applies to the POCD. A discussion was held regarding the regulation. Mr. Baker MADE A MOTION to increase the current regulation from a maximum of 500 cubic yards of material to 1000 cubic yards of material allowed to be disturbed without necessity of special exception. Ms. Ouellet SECONDED the motion. A vote was held, all members except Pete Sandberg were in favor the MOTION CARRIED.

**b. Coordination with Lake Entities**

A discussion was held regarding how to work more closely with the lake entities for review of applications.

**6. New Business**

Ms. Mullen provided an outline of the standard operating procedure for zoning violations now that the zoning citations ordinance is effective for the commission to review. Written complaints are filed with the office and need to include demonstration of the violation.

**7. Other Business Proper**

None.

**8. Correspondence Received**

None.

**9. Zoning Agent's Report**

Ms. Mullen read the report for the record and discussed items amongst the commission members.

**10. Opportunity for Public Comment**

None.

**11. Adjournment**

Mr. Prindle MADE A MOTION to adjourn, Mr. Baker SECONDED the motion. All were in favor, the MOTION CARRIED. The meeting adjourned.

Respectfully Submitted,

Melissa Brown  
Recording Secretary  
Town of Warren  
11/8/22

[https://us06web.zoom.us/rec/play/N5B3U\\_IoBVbBXwa  
x80q849bbF9ymyVc0ngJf11AgeSb7\\_zgGOyYTaICcI\\_xue  
H-  
06hIcOxaOKcanL8He.Hreao73QHPw018Ev?continueMo  
de=true&\\_x\\_zm\\_rtaid=ystaTW9YTYWCi0L3MHKfSg.166  
7916340976.4adb6659688a5ed4c6cebc59183009b0&\\_x\\_zm  
\\_rtaid=792](https://us06web.zoom.us/rec/play/N5B3U_IoBVbBXwa<br/>x80q849bbF9ymyVc0ngJf11AgeSb7_zgGOyYTaICcI_xue<br/>H-<br/>06hIcOxaOKcanL8He.Hreao73QHPw018Ev?continueMo<br/>de=true&_x_zm_rtaid=ystaTW9YTYWCi0L3MHKfSg.166<br/>7916340976.4adb6659688a5ed4c6cebc59183009b0&_x_zm<br/>_rtaid=792)