



TOWN OF WARREN
PLANNING & ZONING COMMISSION
50 Cemetery Road, Warren, Connecticut

Special Meeting – Site Walk June 3rd, 2022
11:00 AM 159 No. Shore Road

The Special Meeting/Site Walk was called to order at 11:03 by Co-chair Victoria Fossland. Members present were Jack Baker, Ryan Curtiss, Paul Prindle, Joanne Mansfield, and Fossland, herself. Paul Szymanski was present on behalf of the applicant. Janell Mullen was present as the Town of Warren's land-use staff. No members of the public were in attendance.

Paul Szymanski began the site walk by handing out copies of the site plan for the Commissioners. The particular sheet that was referenced throughout the Site Walk was "Proposed Construction Location Survey" dated January 3, 2022 revised to May 20, 2022, Sheet ZL 1. The proposal depicts a single-family home on a lot that is a little over three (3) acres.

Szymanski usher everyone up the driveway pointing out that the orange stakes represent the center line of the driveway. The green stakes along the driveway indicate the location of the rain gardens which will be designed to capture run-off from the driveway. Mullen asked if the proposed driveway would be paved. Szymanski stated that it would be.

Szymanski pointed out the trees to be removed. He drew particular attention to a tree that he identified as an ash. A few members questioned that identification. Szymanski said that he would verify and get back to the Commissioners.

Szymanski continued to guide those in attendance up to the location of the house pointing that the driveway would arc around the rear of the house and that due to the topography of the site that the house would have a walk-out basement. He mentioned that the roof run-off would be managed by a subterranean re-charge system rather than a "splash block".

Szymanski mentioned that the parking court would be permeable. Commission member Pete Sandberg arrived at 11:10 and joined the group.

Szymanski pointed out the location of the pool house and the stakes which indicated the location of the pool.

The group discussed how this was the former "hippy camp" site. There was a rudimentary hand-dug well, but no proper septic system.

When asked about the property lines by Sandberg, Szymanski indicated that they are mostly represented by the tree line. Co-chair Fossland asked what trigger the application to come before the Commission as a Special Exception. Mullen responded that it was due to the excavation taking place which Szymanski confirmed as greater than 20,000 sf in a five (5) year period which is currently a requirement within the Zoning Regulations.

Mullen asked Szymanski if there was another proposed at the shoreline/waterfront. Szymanski responded that there are existing concrete improvements and that nothing further would be altered at this time.

Szymanski concluded by stating that it is the intent of the applicant/property owner to minimize their lawn. They will keep most of the property as meadow with some mowed areas.

The Special Meeting/Site Walk was adjourned at 11:23 am.