

Warren Planning & Zoning Commission
50 Cemetery Road, Meeting Room 1st Floor
Minutes of the Meeting held on
July 8, 2014

Present: B. Bolte, S. Bates, P. Good, H. Lethbridge, J. Miller and R. Kasler

Alternates: M. Worden, B. Coyle

Regrets: C. Fischer, C. Brodhead

ZEO: Stacey Sefcik

Recording Secretary: C. Frisbie

Attorney Branse and Associate

Meeting was called to order at 8:15pm by B. Bolte, Chairman

Item #1)

Designation of Alternate:

B. Bolte seated B. Coyle for C. Fischer and M. Worden for C. Brodhead

Item #2) Minutes:

Motion (Miller/Lethbridge) to accept the June 10, 2014 meeting minutes All Approved

Item #3)

Public Comment: None

Item #4)

Old Business:

Applications

- Construction of Veteran's Memorial on Cemetery Rd (Map 23 Lot 10) B. Bolte appointed H. Lethbridge as Chairman to hear this application and removed himself from the room due to conflict of interest. Lethbridge called for discussion - none
Motion (Bates/Coyle) to approve the application All Approved

B. Bolte was seated back as chairman

- Amendment to Section 3 and Section 16.2 of the Zoning Regulations
Motion (Bates/Miller) to adopt both amendments effective upon publication consistent with the planning, conservation and development plan (pages 25 and 54)
Discussion: limiting to a small area, but can apply as a special exception; a special exception means another hearing for residents; could we amend the size? Attorney Branse said the Committee could modify the regulation (size adjustment) Motion
(Miller/Good) to amend the size to 100 square feet All Approved
All in favor to approve the original motion as amended 6-approved 1-no (Kasler)
1-abstained (Lethbridge) Motion passed

Item #5)

New Business:

- Anne Germino - lot line revision to merge 3 lots back into 1 lot
361 Brick School Road Would require filing a Mylar with the Town along with a new deed. There are no other issues Motion (Bates/Good) to approve the application of
June 23, 2014 All Approved

Item #6)

Correspondence

There were none

Item #7)

Zoning Enforcement Officers Report

S. Sefcik handed all committee members her monthly report

* 278 Brick School Rd: getting application for ZBA, but has not submitted it as of yet

*ZBA held a hearing on June 25th for driveway on Arrowpoint Road

Motion (Lethbridge/Kasler) to accept the ZEO monthly report All Approved

Item #8)

Other Business Proper to Come Before the Commission:

D. Wilson asked about Section 3.1 (from prior regulations) regarding 2 buildings on a single parcel of land - was this an intentional removal of the regulation or an oversight?

No one on the Committee was sure - could have been a possible oversight when reevaluating the regulations. S. Sefcik will research and get the Committee the information for the next meeting.

Motion (Lethbridge/Good) to adjourn at 9:42pm All Approved

Respectfully Submitted,
Colleen Frisbie