

Warren Planning & Zoning Commission  
50 Cemetery Road Warren CT  
Minutes of the Meeting held on  
October 14, 2014

**Present:** B. Bolte, J. Miller, S. Bates, P. Good, R. Kasler and C. Brodhead

**Alternates:**

**Regrets:** C. Fischer, H. Lethbridge

**ZEO:** Stacey Sefcik

**Recording Secretary:** C. Frisbie

**Meeting** was called to order at 8:20pm by B. Bolte, Chairman

**Item #1)**

**Designation of Alternate:**

None

**Item #2)**

**Public Comment:** None

**Item #3) Minutes:** Correction of dates: Minutes of the September 9, 2014 Hearing and Minutes of the September 9, 2014 Meeting

Motion (Bates/Brodhead) to accept both the Hearing and Meeting minutes of September 9, 2014  
All Approved

**Item #4)**

**Old Business:** A) Washington Montessori: discussion regarding the lighting, timers and the lighting spill zone: felt these questions were answered sufficiently by the Director and Engineer. Considered the door lights, which could not be on a timer because of Fire Marshal regulations. Committee agrees they cannot put any specific restrictions or conditions on unless they could enforce them. Sefcik did note, when this permit is filed on the land records, it will indicate the specific exemptions, specifications and plans of the permit. Motion (Miller/Brodhead) to approve special exemption application All Approved

B) Michael Guadagno and C) Demetrio Meduri both items, per hearing, will be continued until November 18, 2014 hearing and meeting

**Item #5)**

**New Business:**

A) Terry Shook, 37 Brick School Rd - Driveway construction Wetlands permit was approved on October 14, 2014 and has applied for a driveway permit with the First Selectman, which will be approved on October 15, 2014 (ZEO had already spoken to Nelson regarding permit). Bolte wanted to see the application before giving ZEO the right

to approve the application. Sefcik explained the driveway application and why they are putting in driveway to the back of their property—accessibility.

Motion (Brodhead/Kasler) to give ZEO authority to approve the application pending all permits and criteria are met                      All Approved

- B) B. Neff, PE for SMR Partners, LLC 71 Couch Road- Driveway construction Mr. Neff explained the driveway conditions (pre-existing driveway from the 1990's when subdivided) would like to bring the driveway up to code: curved radius needs to be rectified to be in compliance, there are 7 pull offs along driveway, no extra grading is needed, 10 catch basins on driveway-no need for more                      Motion (Miller/Bates) to approve the application  
All Approved

**Item #6)**

**Correspondence**

S. Sefcik gave the Committee: 1) a copy of the annual report that goes to the Town Clerk for the Town's Annual Report in January; and 2) reminder of the 5<sup>th</sup> Thursday program on October 30<sup>th</sup> if anyone would like to attend

**Item #7)**

**Zoning Enforcement Officers Report**

S. Sefcik handed all committee members her monthly report (attached)

Motion (Brodhead/Good) to accept the ZEO monthly report                      All Approved

**Item #8)**

**Other Business Proper to Come Before the Commission:**

- Sefcik gave the Committee update of possible zoning regulations to review for possible revisions. Committee wanted to know if she spoke with O'Connor and a fee, no because we have used around 60% of our budget for the year and its only October. Would like the Committee to review and the items are in no specific order of importance.                      Motion (Good/Brodhead) to table item for discussion                      All Approved

Motion (Brodhead/Kasler) to adjourn at 9:12pm                      All Approved

Respectfully Submitted,  
Colleen Frisbie