

Warren Planning & Zoning Commission
50 Cemetery Road, Meeting Room 1st Floor
Minutes of the Hearing held on
October 14, 2014

Hearing was called at 7:30pm by Bob Bolte, Chairman for Planning and Zoning

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

Alternates:

ZEO: Stacey Sefcik

Recording Secretary: C. Frisbie

Regrets: C. Fischer, H. Lethbridge

B. Bolte requested public speakers to identify themselves, their residence, if they are speaking for a second time and to only speak on items pertaining to Warren

For the record: the members who attended the last hearing on September 9, 2014 are the same members present.

1. Washington Montessori School Association, Inc., Couch Rd (Map 5 lots 5&6)
Engineer, CiTao, presented details of the plans to put in new soccer field and tennis courts and to relocate some of the parking area. The soccer fields and tennis courts are on the north side of the property: 2 lights currently in Warren – one will be relocated and an additional light will be added to the Warren property, making 3 street lights total for Warren. The parking lot will not be increased: parking lot currently ½ in Warren and ½ in Washington. The map shown to residents and Committee indicates the light spill of each of the lights: all are within the property boundaries. The amount of land clearing and relocation of field and courts are 100ft from property line.

J. Pollock, Woodville Rd asked 2 questions: 1) was there any thought of the School running a tennis camp or would the courts be just for school students 2) will the tennis courts be lighted Director Erik Hofneller and Jason Travestead (O&G) stated that there were no designs for the courts to be lighted and Montessori currently runs a one week soccer camp during the summer and probably would continue to do so. But this is during the day only.

Tanius, 264 Woodville Rd asked 1 question: 1) Since their property abuts the Montessori property, could the lights be on timers so they shut off at night. Hofneller: the lights are currently on manual timers. Due to programs running at night at the school, the lights are programmed to turn off at different times during the week, but mostly off by 10pm. The lights they possibly could be seeing all night are the lights that are on the doors of the

school which are mandated by the Fire Marshall to stay on throughout the night time hours.

No other comments from the School or public, Bolte called this item of the hearing to a close at 7:45pm

2. Michael Guadagno 31 Arrow Point Rd: asked for continuance due to hearing procedures regarding proof of notification to abutting property owners was not available. Mr. Guadagno asked for a continuance, in writing, for an extension since his application will be over the time frame. Since this was the first special exception application involving Section 16.3, Bolte asked Sefcik to read the regulation. Sefcik did so. Since Mr. Guadagno was present, if the Commission had any questions regarding the application. Applicant explained that he currently has a deck (118 sq ft) and is in need a repair: would like to increase the size (288 sq ft) as to be able to put a small table and 2 lounge chairs on it. The deck will not move any closer to the water, but will extend towards the home more. He received his approval from the Inland/Wetlands Committee that night (10/14) with a couple of conditions he would be complying with. Question regarding storm water plan: he will contact the NW Conservation District (again- no response 1st time) and ask them for a written statement on what is needed or not needed and will have for the P&Z hearing and meeting on November 18, 2014.

J. Kaicher, Arrow Point Rd (neighbor) feels the land was changed when he took down the old house and put up a bigger house and changed the level of the property. She explained all the water problems it has created for her property. Sefcik did acknowledge the problems that occurred, but confirmed that all conditions to comply with regulations were adhered to. There are no more erosion or soil run off problems, which occurred during construction.

Motion (Brodhead/Kasler) to accept Mr. Guadagno request for an extension and to continue the hearing until November 18, 2014 All Approved

3. Demetrio Meduri, 167 Town Hill Road: Mr. Meduri was late in getting his sign up, which means he did not meet the requirements for a hearing. Since Mr. Meduri's application would be extended over the time frame for an application, he asked the Commission for a continuance, in writing, due to improper signage notification Motion (Miller/Bates) to accept Mr. Meduri's letter of extension and to continue the hearing until November 18, 2014 All Approved

All Hearings have been heard and motions were made accordingly for each hearing item

The Hearing was closed at 8:20pm