

**Town of Warren  
Planning & Zoning Commission  
Regular Meeting – Minutes  
Tuesday, September 12, 2017–7:30PM  
Warren Town Hall–50 Cemetery Road**

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**Present: Chairman:** Bob Bolte–**Vice Chairman:** Christoffer Brodhead–**Regular Members:** Susan Bates, Kelly Tobin, Robyn Kasler, John Miller–**Zoning Enforcement Officer:** Stacey Sefcik - **Land Use Secretary:** Stephanie Dubray

**Excused: Regular Member:** Phillip Good, **Alternate:** Brian Coyle

**Absent: Alternate:** Darin Willenbrock

**1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.**

- a. The regular meeting was called to order at 7:30PM. All regular members present were seated for the meeting. The proceedings were recorded digitally, and copies are available in the Land Use Office.

**2. OPPORTUNITY FOR PUBLIC COMMENT.**

- a. Ms. Sefcik presented to the commission, Mr. Meduri, who had a shed on his property that he tore down. He chose to rebuild the shed in the same spot, but the shed is now larger in height than previously. Upon inspection, Ms. Sefcik advised the applicant that a zoning permit was needed in order to complete the work; he promptly came in and applied. Due to the change in the roof, the commission agreed this would need to go before the Zoning Board of Appeals. Mr. Meduri will be coming in later on this week to review with Ms. Sefcik.

**3. APPROVAL OF MINUTES:**

- a. August 8, 2017 Regular Meeting.

**Motion:** Ms. Bates, second Ms. Tobin to **accept** the minutes from the Regular Meeting on August 8, 2017; **Motion Carried** : 4–0–2 with Mr. Brodhead and Ms. Kasler abstaining.

**4. OLD BUSINESS:**

- a. Town of Warren Planning & Zoning Commission - Public Hearing to Consider Opting out of PA17-155 “An Act Concerning Temporary Health Care Structures” to go into effect October 1, 2017 – ***RESCHEDULED AT RECOMMENDATION OF COMMISSION’S ATTORNEY TO OCTOBER 2017 (DATE TO BE DETERMINED).***

The commission briefly discussed the need for both the Planning and Zoning Commission and the Board of Selectmen to **agree** on opting out. Currently the Board is waiting for a response from our attorney on how to proceed. It was agreed that Mr. Bolte and Land Use Secretary, Ms. Dubray, will attend the next Board of Selectmen meeting on September 19, to discuss the option of opting out. The matter was tabled for now until the next Planning and Zoning meeting on October 10. The public hearing regarding this matter will be postponed until further notice.

5. **NEW BUSINESS:**

- a. ZP Application #17-18 – West Mountain Builders for Elazar Milbaur – 26 Hopkins Road – Tear Down & Rebuild Single Family Dwelling, Driveway Modifications, and In-Ground Swimming Pool.

Mr. Elliot Johnson from West Mountain Builders presented to the commission the plans for 26 Hopkins Road. He explained that this would require tearing down the existing structure and re-building in nearly the same footprint. The initial parcel has 9.4% lot coverage and the driveway does not exceed a 4% grade. Torrington Area Health District approved the plans, with a reserve area on site. All 3 parcels were sold as one, which was portrayed in the survey map provided, however all development is occurring on one lot. All proposed work meets the set-back requirements, including the addition of a pool; all of which Ms. Sefcik approves.

**Motion:** Ms. Bates, second Ms. Kasler to **approve** the application; **unanimously approved**.

**Motion:** Mr. Brodhead, second Mr. Miller to **amend the agenda**, making item 8a next on the agenda; **unanimously approved**.

6. **INFORMAL DISCUSSION WITH SEAN HAYDEN, NEW EXECUTIVE DIRECTOR OF THE LAKE WARAMAUG TASKFORCE.**

- a. Mr. Sean Hayden presented to the commission a PowerPoint presentation on the importance of storm-water management and low impact development (LID) to better the health and well-being of Lake Waramaug.

7. **CORRESPONDENCE.**

- a. NHCOC notice of public hearing for September 19, 2017 at 9:00am and 7:00pm was passed around for review.

8. **ZONING ENFORCEMENT OFFICER'S REPORT.**

- a. The commission briefly discussed the enforcement activity for the past month.

**Motion:** Mr. Brodhead, second Ms. Bates to **accept** the Zoning Enforcement Officer's report; **unanimously approved**.

9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**

- a. Discussion and Possible Action Regarding Zoning Text Amendments (Including But Not Limited to Definitions, Single Family Residence, Use Charts, Contractor Shop & Storage.)

The commission chose to table this matter until the next meeting on October 10, 2017.

**Motion:** Mr. Brodhead, second Ms. Kasler to **adjourn** the meeting at 8:51pm; **unanimously approved**.

Respectfully submitted,

*Stephanie Dubray*  
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Land Use Secretary