

**TOWN OF WARREN
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, June 9, 2020 – 7:30PM
50 CEMETERY ROAD WARREN, CT 06754
REGULAR MEETING**

Due to the COVID 19 Pandemic and the recent restrictions imposed this meeting is closed to in-person public participation per Executive Order 7B.

To Participate Remotely by Phone call (toll free) 1-605-313-5933. Access Code 552801

1. CALL TO ORDER & DESIGNATION OF ALTERNATES

2. PUBLIC HEARINGS

- a. Michael H. Lago, Special Exception and Site Plan Applications under Section 6.1.5 to allow construction of a 28' x 32' pole barn outside of the buildable area on property located at 9 Laurel Road in the North Zone. *(Close public hearing by July 14, 2020. 65 days of statutory extension remaining. 90 days of Executive Order 71 extension remaining.)* **All application materials can be found on the Town's website.**
- b. Paul Szymanski, P.E., Special Exception and Site Plan Applications under Section 24 to allow construction of a 50' x 80' barn/office to store equipment, driveway, well, sanitary system and related grading on property located on Kent Road, Map 21, Lot 27 in the North Zone. *(Close Public Hearing August 11, 2020).* **This Public Hearing is tabled to the July 14, 2020 Regular Meeting of the Planning & Zoning Commission. There will be no discussion of the application. All application materials can be found on the Town's Website at <https://www.warrenct.org/planning-zoning-commission/pages/application-rte-341kent-rd-plumb-project>**

3. APPROVAL OF MINUTES

- a) April 14, 2020

4. OLD BUSINESS

- a) None

5. NEW BUSINESS

- a) None

6. ACCEPT FOR PUBLIC HEARING

- a) None

7. ZONING ENFORCEMENT OFFICER REPORT

8. CORRESPONDENCE

- a) None

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION

10. ADJOURNMENT

Respectfully Submitted,

Kathy Castagnetta
Zoning Enforcement Officer
Town of Warren



Town of Warren
Planning & Zoning Commission
50 Cemetery Road
Warren, CT 06754
860-868-7881 x 117

MEMO TO: Warren Planning and Zoning Commissioners
FROM: Kathy Castagnetta, Land Use Officer
DATE: June 5, 2020
SUBJECT: 9 Laurel Road – Special Exception

Applicant/Property Owner: Michael H. Lago
Property Address: 9 Laurel Road
Lot Area: 2.031 acres
Zone: North Zone

Michael H. Lago has submitted an application for a Special Exception and Site Plan Approval under Section 6.1.5 to allow construction of a 28'x 32' pole barn outside of the buildable area on property located at 9 Laurel Road in the North Zone. I have reviewed the following materials which are part of the official application record:

1. Application for Special Exception dated April 24, 2020
2. Approval from Torrington Area Health District dated 4-2-2020
3. Building renderings
4. Survey map with pole barn location noted
5. Copies of letters sent to adjoining property owners with certified mailing receipts
6. Photo of public hearing sign
7. Photos of property
8. Assessor Field Card

Site Development Plan:

Below is a screenshot of the subject parcel. The barn will be located to the right of the existing driveway approximately 70' from the road.



Section 6.1 of the Zoning Regulations regarding “Buildable Area” states the following:

6.1.1 – Each lot shall contain at least one buildable area. The buildable area shall be a rectangular area containing a minimum of 20,000 square feet and having a minimum dimension of 100 feet.

6.1.2 – All structures and septic systems shall be located within a buildable area except accessory structures with a footprint under 250 square feet and wells which may be located outside of the buildable area, and as allowed by section 6.1.3, 6.1.4 and 6.1.5.

6.1.5 – The Commission may allow, by special exception, structures and septic systems outside of the buildable area if the placement will:

- A. result in less grading and other disturbances to the natural environment; or
- B. preserve a scenic view or significant natural feature.

In this case the “buildable area” is located around the existing home, therefore it is clear the proposed pole barn is located outside of the buildable area which triggers the requirement for the special exception application.

Below and on the following pages are photos of the subject property which clearly show that there is slope and ledge which would require significant regrading and disturbance should the barn be located in the “buildable area”. A copy of a portion of an existing survey with the proposed building location is also shown on the following pages.





