



Town of Warren

Land Use Office
50 Cemetery Rd
Warren CT 06754
860-868-7881

PLANNING AND ZONING COMMISSION

APPLICATION# _____ DATE: _____

() ZONE CHANGE () SPECIAL EXCEPTION () SITE PLAN APPROVAL

1. APPLICANT

NAME: HEWK DALMEYER PHONE#: 203-830-9220

ADDRESS: 220 KENT RD. WARREN CT 06754

EMAIL: hdalmeyer@yahoo.com

Interest in property if not owner: _____

2. OWNER(S) OF RECORD

NAME: as above PHONE#: _____

ADDRESS: _____

3. DESCRIPTION OF PARCEL

Location 220 KENT RD WARREN CT. 06754

Size _____ Lot Frontage _____

Assessor's Map# _____ Parcel# _____ Zone _____

Present Use: _____

Within 500 feet of Town border? _____ Yes _____ No

Has approval been received from the Torrington Area Health District (if applicable)? Yes No

Has approval been received by the Inland Wetlands & Conservation Commission (if applicable)? Yes No

Is the proposed use to occur within a Regulated Flood Plain Area? Yes No

OFFICE USE ONLY

Date submitted to adjacent town(s): _____

Date submitted to Regional Planning Association: _____



Town of Warren

Land Use Office
50 Cemetery Rd
Warren CT 06754
860-868-7881

4. REQUESTED ACTION

A. () ZONE CHANGE: This applicant hereby requests that said premises be changed from Zone _____ to Zone _____.

B. (X) SPECIAL EXCEPTION: This applicant hereby requests a Special Permit to: _____
Allow a home business ~~per~~ under section 23 of _____
the zoning regulations.

C. () SITE PLAN APPROVAL: This applicant hereby requests Site Plan Approval to: _____

Agents (if any) are representing the applicant who may be directly contacted regarding this application:

NAME: _____ PHONE#: _____

ADDRESS: _____

EMAIL: _____

Involvement (Legal, Engineering, etc...) _____

NAME: _____ PHONE#: _____

ADDRESS: _____

EMAIL: _____

Involvement (Legal, Engineering, etc...) _____

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by the members and/or representatives of the Warren Planning and Zoning Commission, at reasonable times, both before and after the permit in question has been granted by said Commission. ***In addition, the applicant is solely responsible to know, understand and adhere to the requirements of the Zoning Regulations for the Town of Warren.*** The undersigned attest that the information supplied in this application is accurate and complete to the best of his/her knowledge and belief.

2/20/2020

APPLICANT

DATE

2/20/2020

PROPERTY OWNER

DATE



Town of Warren

Land Use Office
50 Cemetery Rd
Warren CT 06754
860-868-7881

The following requirements have been excerpted from §29.0 – Site Plans from §31.0 – Special Exception Application - §33.0 – Notification requirements and §34.0 – Amendments. Please review the requirements before submitting an application.

29.3.1 and 31.1 - Prior to submission of a formal site plan application or special exception application, the Commission recommends that the applicant meet with the Zoning Enforcement Officer to discuss the application requirements and review preliminary plans.

SPECIAL EXCEPTION APPLICANTS

31.2 The applicant shall submit:

- A. a formal Special Exception application on forms prescribed by the Commission
- B. a Site Plan as described in Section 29; and
- C. the application fee. (Check the Schedule of Fees for Planning & Zoning and Inland Wetlands)

31.4 Applicability of the Inland Wetlands & Watercourses Act

If a Special Exception application involves an activity regulated pursuant to the Inland Wetlands and Watercourses Act, the applicant shall include with their application, evidence of the approval of the Town of Warren Inland Wetlands Commission.

31.6 Conditions of Approval

31.6.1 In approving a special exception, the Commission may impose conditions to minimize any potential adverse impacts:

- A. on surrounding properties;
- B. on the natural, scenic, archaeological or historic features of the property
- C. on water quality and/or water supply; and
- D. on the public health, safety and welfare.

31.6.2 These conditions include, but are not limited to, landscaping buffers, location and size of structures, and limitations on hours of operation.

29.7 Performance Bond

As a condition of approval, the Commission may require the applicant to post a performance bond to cover all improvements in the public right of way and any on site improvements needed to ensure that the site is maintained and/or restored in a satisfactory manner. The bond shall be in an amount and form that is acceptable to the Commission and is in accordance with the requirements of the Connecticut General Statutes.



Town of Warren

Land Use Office
50 Cemetery Rd
Warren CT 06754
860-868-7881

SITE PLAN APPROVAL

29.0 Site Plans

29.3.2 The applicant must submit:

- A. a formal site plan application on forms prescribed by the Commission;
- B. five (5) paper copies and one electronic copy of the plans with the information as described in §29.5 below; and
- C. the application fee

29.3.3 For an application for change of use, the applicant must provide information to demonstrate that the property will be in conformance with all requirements of the proposed new use.

29.5.1 Site Plan

29.5.1 All plans shall be prepared, signed, and sealed by a professional engineer, landscape architect, land surveyor or architect - whichever is appropriate. The professional engineer, landscape architect, land surveyor or architect shall be registered in the State of Connecticut.

All plans shall be based on an A-2 survey. The scale of the plans shall be a minimum of inch equals forty feet. The plans shall include the following information:

- A. date, north arrow, and scale;
- B. existing and proposed contours at two foot intervals;
- C. existing major landmarks such as inland wetlands, streams, floodplains, rock outcropping, tree lines, etc.;
- D. construction limit line identifying all those areas to remain undisturbed and in their natural state;
- E. proposed parking and loading areas including stalls, driveways, and aisles; dimensions, curbing, landscaping, turning radii and identification of proposed surface material;
- F. the sight distance for proposed driveways;
- G. the location, size, height, and intensity of all proposed lighting fixtures;
- H. proposed landscaping plan showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting; the landscaping plan shall be signed by a landscape architect;
- I. the location and design of all existing and proposed sanitary sewer, storm drainage, water, electrical, and other utilities; all engineering improvements shall be accompanied by appropriate data in accordance with good engineering practice;
- J. proposed location and screening of all trash receptacles;
- K. the location of all existing and proposed fire ponds and fire hydrants;
- L. the proposed size, colors, location and lighting of all signs;
- M. architectural plans;
- N. an informational table showing:
 - i. existing use of the property;
 - ii. proposed use of the property;
 - iii. zone in which the property is located;
 - iv. size of the property in square feet or acres;

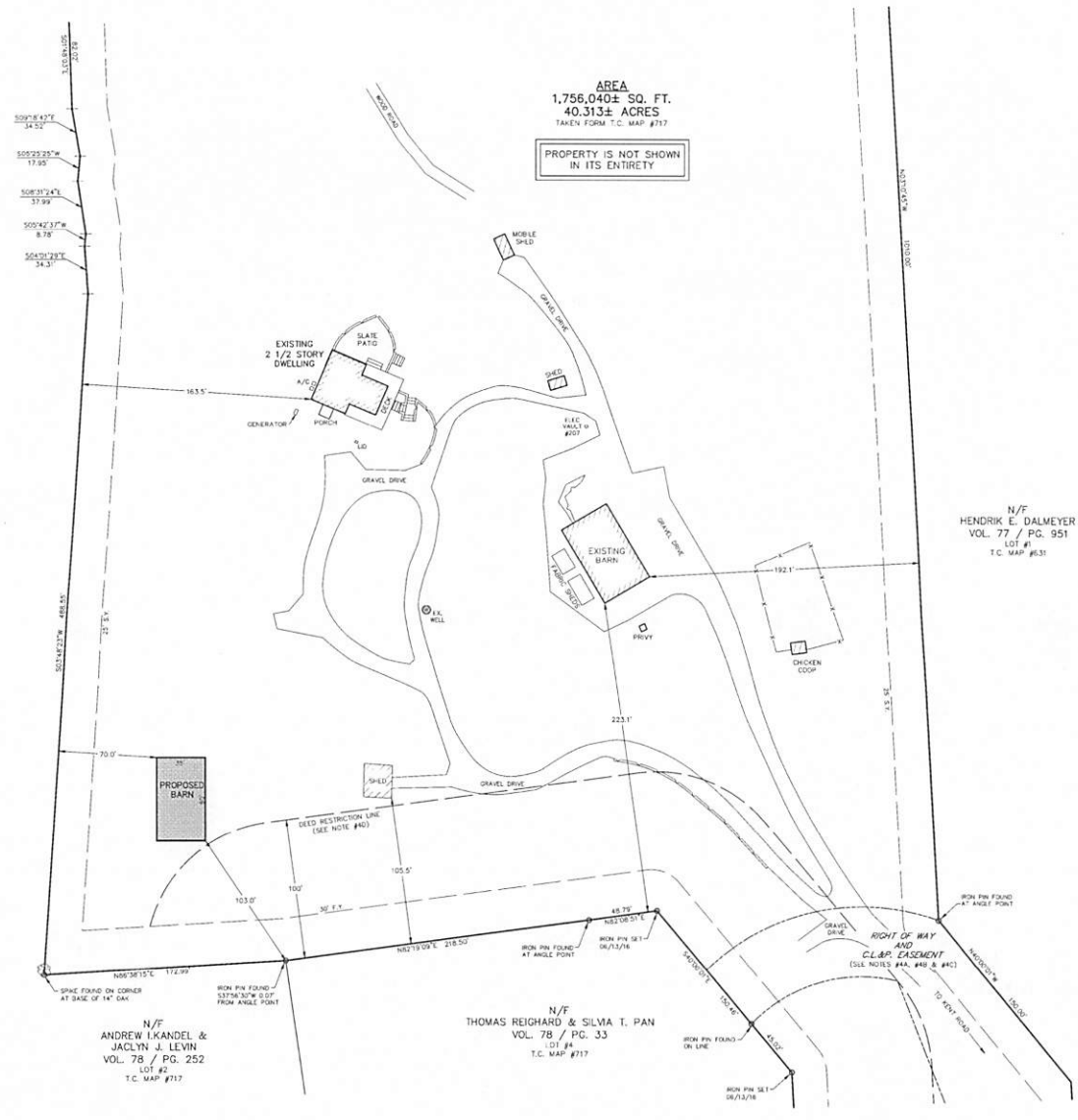


Town of Warren

Land Use Office
50 Cemetery Rd
Warren CT 06754
860-868-7881

- v. gross floor area of existing structures;
 - vi. gross floor area of proposed structures;
 - vii. building height in feet and number of stories;
 - viii. number of parking spaces required;
 - ix. number of parking spaces provided;
 - x. number of loading spaces required;
 - xi. number of loading spaces provided;
 - xii. a vicinity map at a scale sufficient to show:
 - a. parking areas and driveways on all properties within 200 feet of the site;
 - b. all streets within 200 feet of the site; and
 - c. all zone boundaries within 200 feet of the site;
- O. Any additional information needed by the Commission to determine compliance of the plan with the zoning regulations.

DISCLAIMER: This list is intended only as a guide and does not replace or supersede the provisions contained in the land use regulations. It is the responsibility of the applicant to review the regulations to determine their applicability to your application which is subject to review by the respective land use commissions and/or Town staff. The Town may require that plans be reviewed by the Towns' Engineer Consultants at the expense of the applicant. The costs of these reviews vary based on the complexity of the proposals and review time.



LEGEND

PROPERTY LINE	---
BUILDING SETBACK LINE	---
EASEMENT LINE	---
WIRE FENCE	---
RETAINING WALL	---
UTILITY POLE WITH ANCHOR	○
EXISTING IRON PIN OR PIPE	○

N/F
ANDREW I. KANDEL &
JACLYN J. LEVIN
VOL. 78 / PG. 252
LOT #2
T.C. MAP #717

N/F
HENDRIK E. DALMEYER
VOL. 77 / PG. 951
LOT #1
T.C. MAP #631

ZONING LOCATION SURVEY
PREPARED FOR
HENDRIK E. DALMEYER
220 KENT ROAD (ROUTE #341)
WARREN, CONNECTICUT

- NOTES:**
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCES SECTIONS 20-308b-1 THROUGH 20-308b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998 AND CONFORMING TO THE STANDARDS OF A CLASS A-2 SURVEY AND IS INTENDED TO DEPICT THE PROPOSED BARN IN RELATION TO THE PROPERTY LINES ONLY.
 - TYPE OF SURVEY: ZONING LOCATION SURVEY
 - BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 - OWNER OF RECORD: HENDRIK E. DALMEYER REFER TO DEED VOLUME 77 PAGE 950 OF THE WARREN LAND RECORDS.
 - REFER TO TOWN CLERK MAPS #529, #631, #717 AND #733 OF THE WARREN LAND RECORDS.
 - PARCEL IS SUBJECT TO:
 - RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF PARCEL "A" & LOT #1 OF TOWN CLERK MAP #631 AS DESCRIBED IN VOLUME 46 PAGE 450 & VOLUME 46 PAGE 816 OF THE WARREN LAND RECORDS.
 - RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF LOT #4 OF TOWN CLERK MAP #717 AS DESCRIBED IN VOLUME 57 PAGE 222 OF THE WARREN LAND RECORDS.
 - AN ELECTRIC DISTRIBUTION EASEMENT IN FAVOR OF CONNECTICUT LIGHT & POWER COMPANY AS DESCRIBED IN DEED VOLUME 57 PAGE 284 AND SHOWN ON TOWN CLERK MAP #733 OF THE WARREN LAND RECORDS.
 - SETBACK RESTRICTION NO BUILDINGS BE CONSTRUCTED WITHIN 100 FEET OF THE BOUNDARY LINE OF LOT #4 OF TOWN CLERK MAP #717, REFER TO DEED VOLUME 57 PAGE 222 OF THE WARREN LAND RECORDS.
 - PARCEL MAY BE SUBJECT TO:
 - AN EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF STATE OF CONNECTICUT AS DESCRIBED IN DEED VOLUME 19 PAGE 353 OF THE WARREN LAND RECORDS.
 - RIGHTS TO DRAIN SURFACE WATER FROM ROUTE #241 IN FAVOR OF STATE OF CONNECTICUT AS DESCRIBED IN DEED VOLUME 29 PAGE 355 OF THE WARREN LAND RECORDS.
 - PARCEL IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS MAY EXIST PER REFERENCE MAPS AND FIELD DEEDS.
 - REFER TO TAX ASSESSORS MAP #1 LOT 35-5.

N/F
ANDREW I. KANDEL &
JACLYN J. LEVIN
VOL. 78 / PG. 252
LOT #2
T.C. MAP #717

N/F
THOMAS REIGHARD & SILVA T. PAN
VOL. 78 / PG. 33
LOT #4
T.C. MAP #717

I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Stephen B. Latour
STEPHEN B. LATOUR, P.E.S.
NOT VALID WITHOUT EMBOSSED SEAL

DATE: 04/01/20
SCALE: 1"=40'
PROJECT: 08-1895(1)

BERKSHIRE ENGINEERING & SURVEYING, LLC



143 BANTAM LAKE ROAD
BANTAM, CONNECTICUT 06750 (860)567-8007
(860)567-8006(fax)

Date: 04/01/20	Map No: 1895/2898/1010
Scale: 1"=40'	Sheet: 1/1
Proj No: 08-1895(1)	Drawn By: DZ



Message

Mon, Mar 2, 2020 4:52 PM

From:  **Henk Dalmeyer** <hdalmeyer@yahoo.com>
To:  **Kathy Castagnetta**

Subject: **Re: Application for Home Business**

Hi Kathy, the barn is used as an office, tool storage and as a shop/garage, the office is approx. 400 sq.ft. I'll come drop off a sketch of the floor plan this week. I've contacted Berkshire engineering for the survey map and they told me they'll be here in a week or two so I'll bring that as soon as they're done with that. Thanks for your help and guidance, regards, Henk

Sent from my iPhone

On Mar 2, 2020, at 1:54 PM, Kathy Castagnetta <landuse@warrenct.org> wrote:

Hi Henk - I received your application for a home business to be operated out of the barn. I have some questions, as follows - and if you can email me the answers so I can put this email with the application that would be great:

1. How is the barn building used? I know we discussed that you use it as an office as does your bookkeeper. Just need you to confirm this.
2. What is the approximate square footage of the office in the buiding?
3. We need a floor plan sketch for the application. Can you please provide?

I will need the survey map for the application, so as soon as you get that to me along with the application fee of \$200 the application should be complete.



Thanks!

Kathy Castagnetta
Land Use Enforcement Officer
Town of Warren
860-868-7881



Message

Mon, Mar 2, 2020 4:52 PM

From:  Henk Dalmeyer <hdalmeyer@yahoo.com>
To:  Kathy Castagnetta

Subject: Re: Application for Home Business

Hi Kathy, the barn is used as an office, tool storage and as a shop/garage, the office is approx. 400 sq.ft. I'll come drop off a sketch of the floor plan this week. I've contacted Berkshire engineering for the survey map and they told me they'll be here in a week or two so I'll bring that as soon as they're done with that. Thanks for your help and guidance, regards, Henk

Sent from my iPhone

On Mar 2, 2020, at 1:54 PM, Kathy Castagnetta <landuse@warrenct.org> wrote:

Hi Henk - I received your application for a home business to be operated out of the barn. I have some questions, as follows - and if you can email me the answers so I can put this email with the application that would be great:

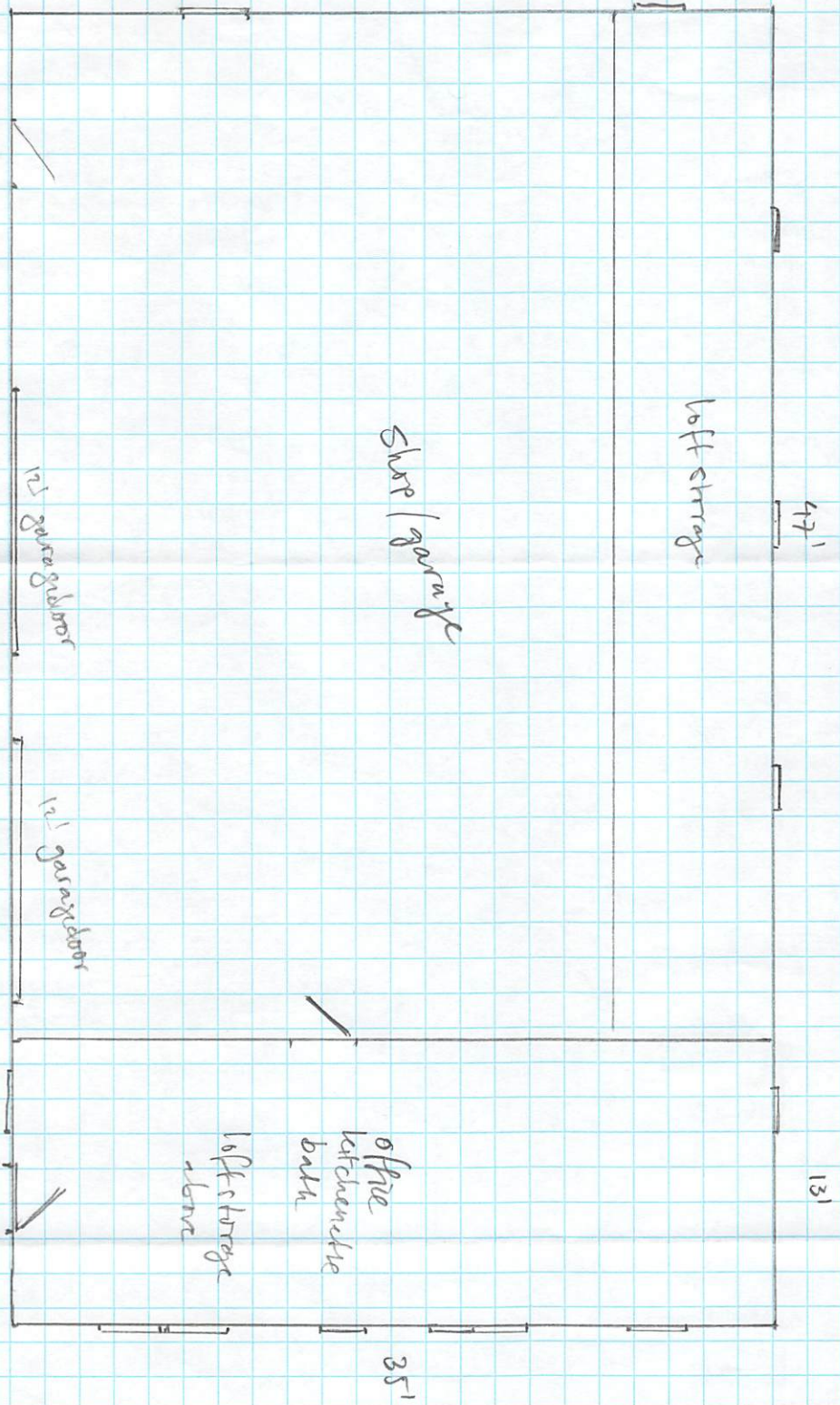
1. How is the barn building used? I know we discussed that you use it as an office as does your bookkeeper. Just need you to confirm this.
2. What is the approximate square footage of the office in the buiding?
3. We need a floor plan sketch for the application. Can you please provide?

I will need the survey map for the application, so as soon as you get that to me along with the application fee of \$200 the application should be complete.

Thanks!

Kathy Castagnetta
Land Use Enforcement Officer
Town of Warren
860-868-7881

HELIK DILLMEYER 203-830-9220
BARN @ 220 KENT RD.



23.0 HOME BUSINESS:

The following regulations apply to Home Businesses:

- 23.1** In addition to full time residents of the dwelling unit, a maximum of two nonresident employees may work in the home business.
- 23.2** The home business may be conducted either in the dwelling unit or in a separate structure.
- 23.3** No more than 1,000 square feet or a floor area equal to 33.3% of the dwelling unit – whichever is less – shall be used for the home business.
- 23.4** No equipment or processes shall be used in a home business that create noise, vibration, glare, fumes or odors detectable to the normal senses from off the property.
- 23.5** The residential appearance of the dwelling unit shall be maintained. No evidence of the home business, other than a permitted sign, shall be visible from the exterior of the dwelling unit.
- 23.6** No more than five commercial vehicles shall be stored on the property outside of a building.
- 23.7** Any additional parking area required for non-resident employees shall be at least 25 feet from any property line. As a condition of the special exception, the Commission may require screening of the additional parking. The screening may consist on landscaping, fencing or other means.
- 23.8** All outside storage areas shall be at least 25 feet from all property lines. The storage area shall not be visible from the adjoining properties or from a public right of way. As a condition of the special exception, the Commission may require screening of the storage area. The screening may consist of landscaping, fencing or other means.
- 23.9** Customers and clients are permitted on the property.

File Memo: 220 Kent Road – Henk Dalhmeyer

Date: 2-12-20

Prep for 2/19/20 Site Inspection

Permits Issued:

10-14-04 – New 4 Bedroom Single Family Dwelling and Barn with one bathroom(60x36)

9-28-11 – New single story 1 bedroom 1 bathroom residential dwelling 26' x 26'

10-13-15 – Zoning Commission approved zoning permit to allow construction of new home (20x22 and 26x26) and chicken coop, electrical shed and tent shed.

Structures that Exist:

New Dwelling – 52' x 41' (roughly)

Studio/Office (barn) – 35' x 64'

Two tent type garages near barn – 22' x 10'

Shed 13' x 16'

Outbuilding 20' x 24'

Questions to be answered:

1. On site determine which buildings are chicken coop, electrical shed and tent shed. May need to get another permit.
2. Final updated survey needed.
3. Use of barn needs to be determined – if it is a business he must apply for a Home Occupation permit

Email home Business -
App.
\$200

- Waiting for survey and application for Home Business

- Site Inspection 2-19-20 all looks good.