



TOWN OF WARREN  
**PLANNING & ZONING COMMISSION**  
50 Cemetery Road, Warren, Connecticut

Public Hearings and Regular Meeting Agenda  
Lower Level Conference Room  
Tuesday, July 13, 2021 at 7:30 p.m.

*Participation by videoconference is available for those unable to attend, see below for login information*

1. Call to Order, Roll Call, and Designation of Alternates
2. Items to be Added to Agenda (*if any, requires 2/3 vote*)
3. Public Hearing (Continued)
  - a. ZPA #21-28 / Paul Szymanski, P.E., on behalf of the Gally Family Irrevocable Real Estate Trust of 100 Newbury Court, Concord, MA / **39 Arrow Point Road**, Assessor's Map 41, Lot 4 / **Application for Special Exception and Site Plan Approval** to construct a 5-bedroom single family dwelling, detached garage, generator, driveway, patio, subsurface sewage disposal system, grading, drainage, plantings, and other related appurtenances within between 50 and 100 feet from the shoreline of Lake Waramaug (Section 14.3) with significant excavation and grading (Section 22.0). (*Date of receipt 5/11/2021, Public Hearing opened 6/8, continued to 7/13. Public hearing must be closed tonight UNLESS applicant agrees to an extension of not more than 65 days. TAHD approvals were received with application; IW Permit was issued with conditions 5/27/2021.*)
4. Approval of Minutes of the Regular Meeting of June 8, 2021
5. Old Business
  - a. ZPA #21-40 / Gary Nurnberger Architect, LLC on behalf of Arrowpoint Road, LLC (Heath L. Watkin, Member) / **6 Arrow Point Road**, Assessor's Map 45, Lot 9 / **Application for Site Plan Approval** for the alteration of a parking area per §29.1.c. (*Date of receipt by Land Use Officer 6/7/2021*)
6. New Business
  - a. 44 Arrow Point Road, Assessor's Map 41, Lot 9 / Jehv Gold for Claire S. Gold / **Application for Special Exception** to construct a screened porch within between 50 and 100 feet from the shoreline of Lake Waramaug (Section 14.3). (*Approved by Inland Wetlands 6/24/21, TAHD approval received. Set Public Hearing for August 10, 2021*)
7. Other Business Proper
8. Executive Session (*2/3 vote required*)
  - a. Discussion of a letter with respect to a certain claim regarding a dock at **369 Lake Road** from Attorney Gail. E. McTaggart on behalf of Susan Bates of 76 Tanner Hill Road, dated July 7, 2021. Letter was sent via pdf email-attachment at 4:40 PM on Wednesday, July 7, 2021, from Maureen Bliss, Real Estate Paralegal, Secor, Cassidy & McPartland, P.C. of Waterbury. The email was opened by Land Use Officer Richelle Hodza after business hours at and was forwarded at 7:08 PM with the attachment via email to addressees Jack Baker, Chair of Planning and Zoning Commission, and Rick Valine, Chair of the Zoning Board of Appeals at 7:08 PM, as requested by the law firm.

9. Zoning Enforcement Officer's Report

The following permits were issued administratively since the last regular meeting:

- a. ZP# 21-42 / Partridge Rd / 32 / Haut, Lisa / Construction of partially in-ground pool / 6/9/21
- b. ZP# 21-43 / Cunningham / 17 / Asher Dennis LLC (David Schneiderbeck) / Litchfield Hills Painting and Contracting LLC (Kevin Murphy) / Enlargement and replacement of deck; in ground pool / 6/17/21
- c. ZP# 21-44 / Lake Rd / 369 / Lyons and Gray / A&J Dock Builders LLC / Install dock at shoreline 6/23/2021
- d. ZP# 21-45 / Arrow Point / 35 / Brown, Douglas / Install Generator per Variance granted / 7/1/21
- e. ZP# 21-46 / Woodville Rd / 270 / Mackie, James / Meticulous Property Maintenance LLC / Construction of a garage/workshop 30 x 30 x 15 / 7/1/21
- f. ZP# 21-48 / Arrow Point / 6 / Arrowpoint Road LLC (Watkin, Heath) / Gary Nurnberger / Construction of deck, hot tub with deck, and shed / 7/1/21
- g. ZP# 21-49 / Kent Road / 219 / Warshaw, Cynthia / Construction of above-ground pool / 7/1/21

The following certificates of compliance were issued:

- a. Cornwall Rd / 127 / Cedar Creek Farm LLC (Diwik, David) / Additions to existing house per ZP# 20-08 issued by Kathy Castagnetta.

The following enforcement matters continue:

- a. No response to the cease and desist order was received from Niall Simonian of Waramaug Watersports, LLC at 143 North Shore Road. The certified mail was returned unclaimed and no response was received from the property owners Mark Simonian and Sheila Harley, even though the green receipt card was returned by the doorman at their New York City residence. No additional complaints were received.
- b. No application from James Ross, Excavator, on behalf of Michael and Shawna Yoxthimer at Map 8, Lot 7, Strawberry Lane has been received despite a phone conversation and an email. A promise to deliver the application by 7/12/21 was made by Mr. Ross by email; however, the ZEO is out of the office on unpaid leave the week of 7/11 – 7/17.

10. Correspondence Received

11. Opportunity for Public Comment

12. Adjournment

Respectfully Submitted,



Richelle Hodza  
Land Use Officer  
Sunday, July 11, 2021 at 2:30 p.m.

To join the meeting:

1. Go to [www.zoom.us](http://www.zoom.us)
2. Click on "Join a Meeting"
3. Enter the meeting ID listed below and click "Join"
4. Enter the Passcode when prompted

Meeting ID: 949 8557 3602

Passcode: 414686

Dial by your location +1 646 876 9923 US (New York)