

Re: 39 Arrowpoint going to ZBA

HT <hmarcw@yahoo.com>

Thu 1/25/2024 7:40 AM

To: Land Use Officer <landuse@warrenct.org>

CAUTION: This email originated from outside of Town of Warren. USE CARE when opening attachments or links.

Hi Janell,

I hope the applicant's bond is more than just \$10,000.

IMHO only a posted bond of at least \$200,000 would demonstrate the sincere intention to build a house on that lot.

Even that bond seems to be small, cash cost would be most likely less than 10%=\$20,000.

In the regulation 7.1.3 it says "*applicant posts a performance bond to ensure the completion of the principal building*". "Completion" means to me the building process has been started - to my knowledge it is still an empty lot.

Please add my emails of 1/24 and this one to the record for the upcoming Public Hearing at ZBA.

Cheers

Hermann Tammen

50 Curtiss Rd

On Wednesday, January 24, 2024 at 03:48:26 PM EST, Land Use Officer <landuse@warrenct.org> wrote:

Hi Hermann,

Thanks for checking in.

For the record, there was no "deal" cut nor was there ever a "tree farm" or other ag use established on this property. In accordance with Section 7.1.3 the regulations stipulate that:

A certificate of zoning compliance shall be issued for the principal building on a parcel prior to the issuance of a zoning permit for any accessory building on the parcel. The only exception to this requirement shall be if the applicant posts a performance bond to ensure the completion of the principal building. The amount and form of the bond must be acceptable to the Commission and in

accordance with the requirements of the Connecticut General Statutes.

It is not a great regulation, nor is allowing the exception, however it is what the regulations state.

Mark Gally has posted a bond in order to ensure the completion of the house. I do believe the approval for the proposed house in its second iteration was approved before my Town serving the Town. I do not have the authority to deny anyone the right to apply for an application should they wish to prepare the application and post the fee. At this time, the property owner seeks a variance from the regulations for a larger dock, as I am sure you observed on the agenda.

Please let me know if you have further questions and/or if you would like to submit something in writing to the ZBA to be added to the record.

Thanks,

Janell

JANELL M MULLEN

Land-Use Official

From: HT <hmarcw@yahoo.com>
Sent: Wednesday, January 24, 2024 2:47 PM
To: Land Use Officer <landuse@warrenct.org>
Subject: 39 Arrowpoint going to ZBA

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Janell,

I guess you will be present at this meeting.

Was there a deal cut after the owner proposed a tree farm LOL to get approval for a dock on an empty lot?

If I remember correctly they cut most of the trees to build a huge house near the the water's edge.

6 months later or so they downsized the approved plans but were not willing and/or asked by the commission to move the house away from the lake.

Cheers

Hermann Tammen

50 Curtiss Rd

**Town of Warren
Zoning Board of Appeals
Public Hearing & Special Meeting Agenda
Wednesday, February 7th, 2024 at 5:00 PM**

1. Call to Order
2. New Business
- A. **Public Hearing-** Application for a variance from the Zoning Regulations Section 15.4.6 – Maximum dock size
Property owner, Mark Gally, seeks a 90' long dock to be located at 39 Arrowpoint Road (Map 41, Lot 4). In accordance with the zoning regulations, the maximum dock length is 50'. The maximum dock size is 360 sf. This proposal seeks to establish a dock that is 520 sf.
3. Possible decision/discussion on closed public hearing (Item 2A)
4. ZBA Calendar of Meeting Dates 2024
5. Adjournment