

# LAKE WARAMAUG AUTHORITY

February 2<sup>nd</sup>, 2024

Town of Warren  
Zoning Board of Appeals  
Warren Town Hall  
50 Cemetery Road  
Warren, CT 06754

Re: Application for a variance from Zoning Regulations Section 14.4,6 Maximum Dock Size

Dear Members of the Zoning Board of Appeals:

It has come to our attention that Mr. Mark Gally has filed an application for a variance from the Warren Zoning Regulations Section 14.4.6 to permit the placement of a 90 foot long 520 square foot dock along the shore of Lake Waramaug adjacent to 39 Arrowpoint Road in the Town of Warren.

The Lake Waramaug Authority was established pursuant to Section 7 -151a of 2012 Connecticut General Statutes, with delegates from the towns of Warren, Kent and Washington in whose territorial waters Lake Waramaug is located. The Authority has the jurisdiction, among other things, of enforcement of the boating laws on Lake Waramaug and the protection of the waters of the Lake as well as the safety of those who use the Lake. The Authority is responsible for ensuring that docks do not constitute a public disturbance or safety hazard for navigation on the Lake or in any way impair the waters of the Lake.

The application for this dock deviates dramatically from the existing regulations governing docks on Lake Waramaug and does not demonstrate any hardship that would warrant its approval. Moreover, a 90 foot long dock presents a significant safety hazard to other Lake users.

The Lake Waramaug Authority hereby respectfully files its objection to the granting by the Warren Zoning Board of Appeals of a permit for the proposed dock. The Authority stands ready to work with the applicant and the Land Use Officer to find an acceptable resolution.

Sincerely,

The Lake Waramaug Authority

*Ed Berner*

Edgar Berner, Chairman