

**WARREN TOWN-WIDE MEETING**  
**on**  
**PLAN OF CONSERVATION AND DEVELOPMENT**  
**OCTOBER 19, 2007**

These are the notes taken at the town-wide meeting held October 19, 2007, on issues and concerns to be addressed in the new Warren Town Plan of Conservation and Development. Please also visit the town web site, [www.warrenct.org](http://www.warrenct.org), where more information will be posted on an ongoing basis as work on the town plan progresses.

## **Public Discussion of Planning Topics**

### **CONSERVATION - Open Space**

- Fundamental reason why people come here
- Don't want to become New Milford
- Losing open space is a threat to character
- Zoning may need to be changed to preserve open space
- We need open space for wildlife habitat – people are seeing more bears
- Education / outreach is important to preserving open space
- Tools to preserve open space (identified by residents)
  - Buy it (where get \$\$\$?) / use federal / state programs
  - Regulate it
  - Easements / long term leases / tax incentives
  - Incentives to farmers

### **CONSERVATION - Natural Resources**

- Part of preserving character is preserving natural resources
- Future of Lake Waramaug
  - How do we manage it?
- Groundwater
  - Quality and abundance
  - Rely on it for water supply
- Wildlife habitat (maintain venison supply!)
- Maintain trees
- Impact of cell towers on environment
- Enforcement of existing regulations

### **CONSERVATION - Community Character**

- Physical character / environment:
  - A rural community / colonial character / farming
  - Fresh air / clear skies / peacefulness
- Social character / ambiance:
  - Self reliance / volunteerism
  - Neighbors/ friendliness / community support
- Other observations:
  - Best kept secret in CT
  - Lack of amenities / services discourage lowlanders
  - Warren Festival
  - Fences / walls / hedges are hiding the lake and removing scenic views (in violation of zoning rule limiting fence height to 2.5'?)

### **DEVELOPMENT - Village Enhancement**

- Services we want
  - We want a post office
  - We want a general store (like we used to have)
  - Lack of professional services locally can be an irritant
- What we want in a Center
  - Want a Town Center feeling / there is no feeling presently
  - Preserve the island / green
  - Create stability of property in the center (has had for sale signs)
- How do we protect and enhance the center?
  - Who might buy property in the Center / what then happens?
  - Will a new Town hall location harm the sense of a village center?
  - Can / should the town buy / support the store
- Focusing development in a Town Center could reserve open spaces

### **DEVELOPMENT - Residential / Housing Development**

- Lack of affordable housing is a key issue
- Why?
  - Attract young couples. Keep them here.
  - Elderly people
  - Do we want to serve people already here or make it available to people outside?
  - Would like to see a plan for affordable housing
- Needs to be done carefully due to potential impacts
  - Impact on school size / higher taxes / harm rural character?
  - Brings more people
  - Can we give residents priority (Wilton)?
- Lack of senior housing is an issue also
- Should Warren change its minimum lot size requirement?
  - Would not like to think about Warren as a "drawbridge"
- What is Warren's economic foundation?
  - How many workers? / Where do people work?
  - Full time v part time residents
- Conflict between local interests and private rights
- Proactive v Reactive

### **DEVELOPMENT - Business Development**

- Services we want
  - Gas station
  - General store
- Need to support local businesses / "use it or lose it"

### **INFRASTRUCTURE - Community Facilities**

- We don't have any community facilities (!)
  - We want a post office
  - We want ball fields for the kids / tennis courts
  - We want greenway / bike paths (what is appropriate for Warren)
- We need to improve what we have
  - Concern about school / quality / size
  - Bulky waste / transfer station
  - Town hall project
  - A great library
  - Day care w/ longer hours (clients may not support longer hours)
- Can we afford facility needs?

### **MISCELLANEOUS**

- Transportation
  - Is widening of Rte 7 a concern?
  - Is rail service an issue (is it an asset?)
  - Alternatives (lower mobility of an aging population)
- Solar / wind energy - issues for the future
- How do we communicate better
  - We need an official website
- Be cognizant of adjacent communities
  - Coordinate
- Cemetery