



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

Regular Meeting Agenda  
Lower Level Conference Room

Tuesday, February 7, 2023 at 7:00 pm

*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. Approval of Minutes – Regular Meeting January 3<sup>rd</sup>, 2023
4. Correspondence Received
5. Public Hearings
  - a. ZPA# 22-4 Paul Szymanski on behalf of Burych / Windy Ridge Road & Melius Road, Assessor's Map 38 Lot 17/Special Exception for a single-family home, guest cottage, solar array, sport court, in-ground pool & other associated improvements
    - i. Special Exception as required per Section 22.0 Excavation & Grading
    - ii. Special Exception as required per Section 8.0 Accessory Apartments
  - b. ZPA #22-5 Paul Szymanski on behalf of Kickles, LLC / Kent Road & Brick School Road, Assessor's Map 21, Lot 27 / Special Exception for single-family home, driveway, and other site improvements / Special Exception is required per Section 22.0
  - c. Proposed zoning regulations text amendment to update Section 22.0 – Excavation & Grading
6. Old Business
  - a. ZPA# 22-4 Paul Szymanski on behalf of Burych / Windy Ridge Road & Melius Road, Assessor's Map 38 Lot 17/Special Exception for a single-family home, guest cottage, solar array, sport court, in-ground pool & other associated improvements *(possible decision)*
    - i. Special Exception as required per Section 22.0 Excavation & Grading
    - ii. Special Exception as required per Section 8.0 Accessory Apartments
  - b. ZPA #22-5 Paul Szymanski on behalf of Kickles, LLC / Kent Road & Brick School Road, Assessor's Map 21, Lot 27 / Special Exception for single-family home, driveway, and other site improvements / Special Exception is required per Section 22.0 *(possible decision)*
  - c. Proposed zoning regulations text amendment to update Section 22.0 – Excavation & Grading *(possible decision)*
7. New Business
  - a. Review Home Business Regulations Section XX
    - i. Definition & scope of Home Businesses regulated
    - ii. Process for approval
  - b. Continuation of remote option for meetings
8. Other Business Proper
  - a. Replacement for Regular Member Ruth Schnell
  - b. Training update- Saturday, March 11<sup>th</sup> CT Bar Association Seminar & NHCOG's Fifth Thursday

March 30, 2023

c. Map training - <https://clear.uconn.edu/luu/basic/>

9. Zoning Agent's Report

10. Opportunity for Public Comment

11. Adjournment

To join the meeting:

1. Go to [www.zoom.us](http://www.zoom.us)
2. Click on "Join a Meeting"
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4. Enter the Passcode when prompted

Meeting ID: 828 4457 6886

Passcode: 792154

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