



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

Public Hearings and Regular Meeting Agenda
Lower-Level Conference Room
Tuesday, September 14, 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 Hearings
 - 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 continued to 8/10 by agreement with applicant. Applicant agreed to continue public hearing granting a 28-day extension through and including 8/10/21. TAHD approvals were received with the application; IW Permit was issued with conditions 5/27/2021; however, IWC is re-opening the matter for review 8/26/2021.)*
 - b. ZPA # 21-50 / James Ross, Excavator, for Michael and Shawna Yoxthimer Strawberry Lane, Assessor's Map 8, Lot 7 / Special Exception to grade more than 20,000 square feet of land per Section 22.1. *(Date of receipt 7/13/2021; inland wetlands permit not applicable; no TAHD approval required, public hearing set for 9/14/21.)*
 - c. ZPA# 21-53 / F&H Architectural Design and Consulting LLC for Melanie Fahey and Criston Cicala / Wolfe Road, Assessor's Map 37, Lot 03-01 / Special Exception and Site Plan Application for cutting more than 500 cubic yards and grading more than 20,000 square feet of land per Section 22.1 related to the construction of a new house, pool, and appurtenances. *(Date of Receipt by Commission 8/10/21: public hearing cancelled for information received 8/18/21 per email from, and conversation with, Atty. William J. Manasse re CGS Sec. 8-26a.)*
4. Approval of Minutes
 - a. August 10, 2021
5. Old Business
 - a. Possible deliberations and voting on matters whose public hearings have been closed.

6. New Business

- a. ZPA# 21-62 / F&H Architectural Design and Consulting LLC for Melanie Fahey and Criston Cicala / Wolfe Road, Assessor's Map 37, Lot 03-01 / Application to construct new house, pool, and appurtenances in an approved subdivision. *(Date of receipt 8/20/2021 by LUO; Date of Receipt by Commission 9/14/21; TAHD approval received)*
- b. ZPA# 21-57 & 21-58 / 85 Curtiss Road, Assessor's Map 7, Lot 19 / Paul Szymanski, P.E. of Arthur H. Howland & Associates, P.C. for Davidson and Elizabeth Goldin
 - i. ZPA# 21-57 Special Exception and Site Plan Application for grading more than 20,000 square feet of land per Section 22.1 related to the demolition of existing house and shed and construction of a new house with appurtenances including driveway, pool, spa, pergola, septic well. *(Rec'd by LUO 8/10/21, to be rec'd by Commission 9/14/21.)*
 - ii. ZPA# 21-58 / Special Exception and Site Plan Application for structures outside the buildable area per Sections 6.1.4 and 6.1.5 related construction of a new house with appurtenances including driveway, pool, spa, pergola, septic well. *(Rec'd by LUO 8/10/21, to be rec'd by Commission 9/14/21.)*

7. Other Business Proper

- a. Affordable Housing – Discussion of current draft of the affordable housing plan (found on the Town's website or click on the following link below https://www.warrenct.org/sites/g/files/vyhlf3991f/uploads/warren_housing_plan_draft_aug6_2021.pdf)
- b. Plan of Conservation and Development

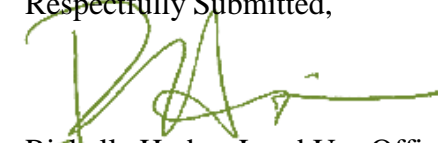
8. Zoning Enforcement Officer's Report

9. Correspondence Received

10. Opportunity for Public Comment

11. Adjournment

Respectfully Submitted,



Richelle Hodza, Land Use Officer
9/13/2021 at 10:15 a.m.

To join the meeting:

1. Go to 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: 820 9725 0355

Passcode: 939865

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