



TOWN OF WARREN  
PLANNING & ZONING COMMISSION  
Lower-Level Conference Room  
50 Cemetery Road, Warren, Connecticut  
[landuse@warrenct.org](mailto:landuse@warrenct.org)  
860 868 7881 x 117

## Public Hearing and Regular Meeting Agenda

**Tuesday, December 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# 21-58 & 21-57 / 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# 21-58 / 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. *(Received by Commission 9/14/21; public hearing opened 10/12, continued to 11/9 (day 28); must close by 11/16 (day 35); extension from applicant of 45 days was granted to 12/31 (20 possible days remain to close public hearing through 1/20/22)*
    - ii. ZPA# 21-57 / 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. *(Received by Commission 9/14/21; public hearing opened 10/12, continued to 11/9 (day 28); must close by 11/16 (day 35); extension from applicant of 45 days was granted to 12/31 (20 possible days remain to close public hearing through 1/20/22)*
4. Approval of Minutes
  - a. Regular meeting and public hearing, November 9, 2021
5. Old Business
  - a. Possible deliberations and/or decisions on closed public hearings.

6. New Business

- a. ZPA# 21-76 / 152 Curtiss Road / Assessor's Map 07-15-01 / Michael J. Mazzucco, P.E. for Elliott B. Davis, of 5 Mine Hill Road, Roxbury / Special Exception per Sec. 22.2.G for excessive grading with provision per Sec. 22.9 processing of rock; and Special Exception per Sec. 6.1 for structures located outside the buildable area for construction of single-family dwelling, detached garage, septic, well, and driveway (Received 11/10/21 by LUO; to be received by Commission 12/14; set public hearing for 1/11/2022)
- b. ZPA# 21-78 / 28 Reed Road / Demetrio Meduri for Star Marie Meduri / Construction new home (Received 12/8/21 by LUO; Commission to receive and possibly act 12/14/2021)
- c. ZPA#21-79 / 110 Rabbit Hill Road, Assessor's Map 5 Lot 4 / Brian E. Neff, P.E. for Amy L. Walsh and William A. Walker, 147 Congress Street, Brooklyn, N.Y. / Special exception per Section 22.1 for fill in excess of 100 cu yds for septic and driveway. (Received 12/13/21 by LUO; to be received by Commission 12/14; set public hearing for 1/11/2022)

7. Other Business Proper

- a. Affordable Housing Update
- b. Request for Proposal for work on Commission administrative and regulatory documents
- c. 2022 Schedule of Meetings – possible change of time from 7:30 to 7:00 pm

8. Zoning Enforcement Officer's Report

9. Correspondence Received

10. Opportunity for Public Comment

11. Adjournment

Respectfully Submitted,



Richelle Hodza, Land Use Officer

Date: 12/13/2021 Time: 12:30pm

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: 815 1882 6761

Passcode: 408072

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