



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, January 11, 2022, 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. Election of Officers for the year 2022
3. Items to be Added to Agenda *(if any, requires 2/3 vote)*
4. 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 12/3/21; extension from applicant of remaining 20 days was granted on 12/14/21 to hold public hearing open 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 12/3/21; extension from applicant of remaining 20 days was granted on 12/14/21 to hold public hearing open through 1/20/22)*
  - b. 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 *(Public hearing opens 1/11/2022)*

- 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 by Commission 12/14 public hearing opens 1/11/2022)*

5. Approval of Minutes

- a. Regular meeting and public hearing, December 14, 2021

6. Old Business

- a. Possible deliberations and/or decisions on closed public hearings.
- b. ZPA# 21-78 / 28 Reed Road / Demetrio Meduri for Star Marie Meduri / Construction new home *(Received by Commission 12/14/2021 and tabled 10 1/11/2022 for lack of information.)*

7. New Business

8. Other Business Proper

- a. Resignation of the Zoning Officer

9. Zoning Enforcement Officer's Report

10. Correspondence Received

11. Opportunity for Public Comment

12. Adjournment

Respectfully Submitted,



Richelle Hodza, Land Use Officer  
Date: 1/10/2122 Time: 11:30 am

To join the meeting:

1. Go to [www.zoom.us](http://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: 812 4360 8004

Passcode: **998748**

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