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TOWN OF WARREN
PLANNING & ZONING COMMISSION
50 Cemetery Road, Warren, Connecticut 06754
landuse@warrenct.org
860 868 7881 x 117



Special Meeting and Public Hearings Agenda
Lower-level Meeting Room
Tuesday, January 18, 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. 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; public hearing continued from 1/11/22 for lack of quorum to 1/18/2022.)*
 - 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; public hearing continued from 1/11/22 for lack of quorum to 1/18/2022.)*
 - b. 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 continued from 1/11/2022 for lack of quorum to 11/18/2022)*

4. Approval of Minutes

- a. Regular meeting and public hearing, December 14, 2021
- b. Regular meeting and public hearing, January 1/11/2022

5. Deliberations and/or Decisions on Applications with Closed 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.
 - ii. ZPA# 21-57 / Special Exception and Site Plan Application for structures outside the buildable area per Sections 6.1.4 related construction of a new house with appurtenances including driveway, pool, spa, pergola, septic well.
- b. 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 continued from 1/11/2022 for lack of quorum to 11/18/2022)*

6. Old Business

- a. ZPA# 21-78 / 28 Reed Road / Demetrio Meduri for Star Marie Meduri / Construction of new home *(Received by Commission 12/14/2021; tabled to 1/11/2021 for lack of information; continued for lack of quorum to 11/18/2022)*

7. New Business

- a. ZP# 22-02 / 152 Curtiss Road / Elliott Davis / Michael Mazzucco, PE / Construction of new single-family dwelling and related appurtenances *(Received by LUO 1/10/22; TAHD Approved 11-3-2021; IW permit not required.)*

8. Zoning Enforcement Officer's Report

9. Other Business Proper

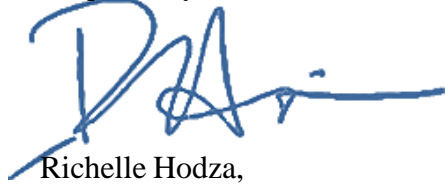
- a. Discussion of 'Opting Out of Certain Provisions of PA 21-29' and review of attorney-drafted "Proposed Amendment to Warren Regulations" re same
- b. Discussion of proposed budget FY 2022-2023
- c. Update on status of request for proposals for zoning documents
- d. Review of current land use fees and need for revisions and increases

10. Correspondence Received

11. Opportunity for Public Comment

12. Adjournment

Respectfully Submitted,



Richelle Hodza,
Land Use Officer

Date: 1/12/2022 Time: 1:22 pm

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: 823 9538 0251

Passcode: **853348**

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