

TOWN OF WARREN
50 Cemetery Road, Warren, Connecticut 06754
APPLICATION FORM – SPECIAL EXCEPTION

Please consult with the Land-Use Official (landuse@warrenct.org) if you have any questions before completing a Planning & Zoning Commission application and submitting payment to the Town. Checks can be made payable to the "Town of Warren". Applications cannot be placed on the Commission's agenda if application materials are missing. Other approvals (eg wetlands) may be required prior to the review of a Special Exception application. Other approvals are often customarily subsequent to Commission approval (such as building & zoning permits). If you have any questions about the process, please contact the land-use official for guidance.

1. APPLICATION TYPE & ASSOCIATED FEE:

Special Exception \$200.00

Projects associated with certain uses in the Town of Warren are subject to a Special Exception application process. Specific uses that require a Special Exception be found within **Table 1 Uses** - pg. 14 of the Town of Warren Zoning Regulations. Other Special Exception requirements are outline within Section 31 & 33 of the Zoning Regulations. A public hearing, notification of abutting property owners, and public hearing signage are associated requirements.

2. APPLICANT INFORMATION:

Wesley Wyrick

a. Name of Applicant:

b. Applicant interest in the property: *(select one)*

OWNER AGENT/REPRESENTATIVE LESSEE OPTIONEE OTHER

c. Name of property owner if different than the Applicant: *If the applicant is not the property owner, a property owner's signature is required on this application in addition to a letter of authorization.*
John and Karen Mullen

d. Mailing address of the Applicant:
89 Iron Ore Hill Road
Bridgewater, CT 06752

e. Email:
jmullen89@earthlink.net

f. Phone number:
203.417.1878

g. Point of Contact (name & contact information) of the individual(s) that will be performing/overseeing the construction and available on-site?
Randy at RSM Construction, LLC 860.868.1273

A 08 2 2022

3. PROJECT INFORMATION:

a. Project location:
152 Curtiss Road

MAP: BLOCK: LOT:

b. Zoning district:

SOUTH RESIDENTIAL
ZONE

c. Property size (in acres):

8.4

d. Project description:

Please describe the proposed project and its associated use with as much detail as possible. Please also reference what specific Special Exception use is associated with this application.

New Single Family Residence, detached Pool House with Pool,
New Driveway (fully conforming)

Blasting is required in excess of 1,000 cu yards, ARTICLE 3

EXCAVATION & GRADING

e. Site plan:

The site plan shall satisfy the requirements of Section 29 of the Town of Warren Zoning Regulations. All plans shall be prepared, signed, and sealed by a CT certified professional engineer, landscape architect, land surveyor, and/or architect. The applicant shall be subject to providing the Town of Warren Land-use Office with a stamped and signed as-built plan upon completion of the project. The as-built plan shall indicate the locations and setback dimensions of all site improvements subject to zoning approval associated with this application.

4. SUPPLEMENTAL INFORMATION:

- a. Is this property within 500 feet or less from a neighboring town? no
- b. Is the project location within 100 feet of wetlands and/or waterbody? *Please note, for activity within a one (1) mile radius of Lake Waramaug, applicants may be subject to a third-party engineering review at the applicant's cost based which will be based on the significance of the proposed activity.*
House and Septic are NOT within 100 feet. New driveway is within regulated area. Wetlands permit pending
- c. Is the proposed project within the Flood Plain Overlay Zone? No
- d. Is this proposed project located on the shoreline of any of the following watercourses/waterbodies? The Shepaug River, Shepaug Reservoir, Upper Shepaug Reservoir, Lake Waramaug, Fiddler's Pond ("Gritman's Pond"), Eel Pond, Straits Pond, and the shoreline of Sucker Brook ("Lake Waramaug Brook")? *If yes, the applicant shall be subject to the special provisions of Section 14 Development on Major Water Bodies* No
- e. Does this project require a new driveway or site access? An unapproved driveway exists.
A new driveway is proposed
- f. Does this project involve any associated site work? *If more than 1/2 acre is to be disturbed, submission of an Erosion and Sedimentation Control Plan in accordance with Section 32 of the Zoning Regulations is required.*
Yes, Site Plan attached
- g. What machinery/equipment will be used for this project? *Please describe.*
Excavator, Stone Crushing, associated trucks
- h. What is the proposed timeline: immediately upon approval
Project start date? 12 months after start date
Project completion date?

5. APPROVAL CRITERIA

Please provide information about the subject proposal supports all of the following statements.

- a. The proposed use will not have an adverse impact on the public health, safety, and welfare of the general public. Project house site is 1000 feet +- from the public road. Required blasting will conform to all State and Town regulations and under direction of the Fire Marshall. Crushing hours restricted.
- b. The proposed use/structures in terms of the size, intensity, and layout conforms with the zoning regulations. Single Family use, size and set back conforms with zoning
- c. The vehicular traffic from the proposed use will be consistent in terms of the volume and type with the existing/precedent traffic levels on the adjoining streets. The proposed use will not create a hazardous situation for vehicular or pedestrian traffic. The adjoining streets shall be acceptable in width grade, alignment, capacity, and visibility to accommodate the increased traffic from the proposed use.
Normal residential use
- d. The proposed use will provide for proper access for fire and emergency service vehicles.
The new driveway is designed for fire and emergency vehicle access
- e. The proposed use will provide for the adequate, long-term protection of the parcel's natural, scenic, archaeological, and historical features.
Site will be nicely landscaped

6. APPLICANT SIGNATURE:

Applicant Signature:

Date submitted:

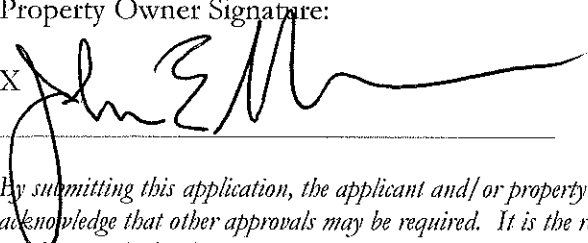
X



3/26/24

Property Owner Signature:

X



Karen C Mullen

By submitting this application, the applicant and/or property owner attests to the accuracy of the information provided. They also acknowledge that other approvals may be required. It is the responsibility of the applicant and/or property owner to ensure that the regulations of other local, state, and Federal agencies are met. Additionally, the Town's Land-Use Agent and/or Inland Wetlands and Conservation Commission may request additional information, on-site inspection(s), and/or both to ensure compliance

For office use/ staff only:

APPLICATION CHECK LIST:

- Completed application
- Fee \$200 CHECK NO. 12612
- Site plan
- Supplemental materials

DATE OF APPROVAL:

EXPIRATION DATE:

CONDITIONS:

DATE OF INSPECTIONS AND OTHER AGENT NOTES:

DATE OF CERTIFICATE OF ZONING COMPLIANCE: