

John B. Baker, Chair  
Victoria Sahadevan-Fossland,  
Vice Chair  
John J. Papp, Member  
Paul R. Prindle, Member  
Ryan T. Curtiss, Member  
Ruth M. Schnell, Member  
Debora Ouellette, Member  
Vacancy, Member  
Peter G. Sandberg, Alternate  
Michael A. Zimet, Alternate  
Vacancy, Alternate

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



**Regular Meeting and Public Hearings Minutes**  
Lower-level Meeting Room  
**Tuesday, January 11, 2022, at 7:30 p.m.**

*Participation was also available by Zoom videoconference, see link to recording below*

1. Call to Order, Roll Call, and Designation of Alternates

Chairman John B. Baker called the meeting to order at 7:34 p.m. The following members were present: Victoria Sahadevan-Fossland, Vice Chairwoman (via Zoom); Ruth M. Schnell, (via Zoom), and Debora Ouellette. The following members were absent: John J. Papp, Paul R. Prindle, and Ryan T. Curtiss. No alternates were present. Absent alternates were Michael A. Zimet and Peter G. Sandberg. Staff present was Richelle Hodza, and Robin Tanner Hoskinson (via Zoom).

Chairman Baker announced that Ms. Hodza had received a notice of resignation from the Commission via email from Mr. Zimet immediately preceding the meeting.

Ms. Hodza stated that quorum was not achieved. Town Ordinance provides for an 8-member commission and requires five or more seated members.\*

Chairman Baker put forth the possibility that the meeting and public hearings could proceed, so long as no actions were taken. Ms. Hodza concurred.

2. Election of Officers for the Year 2022

Vice Chair Sahadevan-Fossland stated that she and Chairman Baker would be willing to co-chair during the coming year. A vice chair would need to be nominated as well. Both Chairman Baker and Vice Chairwoman Sahadevan Fossland suggested that Ms. Ouellette might be recommended to that position.

3. Addition of Items to the Agenda (Requires 2/3 vote)

No items could be added to the agenda for lack of quorum.

4. Public Hearings

Chairman Baker informed those present that no public hearing of Item b, ZPA# 21-76 / 152 Curtiss Road would be held because the applicant had withdrawn his special exception applications.

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\*\* See Ordinance Concerning Zoning and Planning Commission (January 12, 1961, Vol 6, Pg 11) and Ordinance Concerning Zoning and Planning Commission Alternates (May 14, 1966. Vol. 6, Page 57)

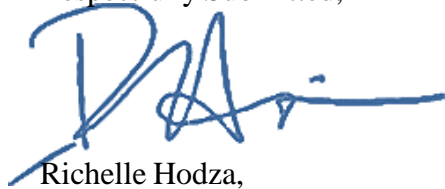
ZPA# 21-58 & 21-57 / 85 Curtiss Road, Assessor's Map 7, Lot 19 / Paul Szymanski, P.E. of Arthur H. Howland & Associates, P.C. for Davidson and Elizabeth Goldin

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 AND 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.

Attorney Neil R. Marcus, Cohen and Wolf, PC, representing the Applicant rose to be recognized by the Chair. He raised concerns of proceeding without quorum and suggested establishing quorum by contacting one additional member by telephone. That member could subsequently leave the meeting after having been present to establish the quorum necessary to hold the meeting. Mr. Prindle was contacted at home via speaker phone. He stated his presence on speaker phone before the Commission, after which the call was disconnected.

Members of the public were uncomfortable with proceeding in such a manner. Vice Chair Sahadevan-Fossland stated that she was firmly opposed to proceeding given the unusual way in which quorum was being achieved and suggested that the hearing be rescheduled. Chairman Baker agreed. The meeting (such as it was) was adjourned by Chairman Baker, and the Public Hearings were continued to a **Special Meeting on Tuesday, January 18, at 7:30 p.m.** in the same location and via Zoom.

Respectfully Submitted,



Richelle Hodza,  
Land Use Officer

Date: 1/13/2022 Time: 12:30 pm

Meeting Recording:

[https://uso6web.zoom.us/rec/share/igtAIF\\_Aifj4zt-cAtYWT-T7e\\_EJHIWm7d18StH3dWgTiEx\\_3wCBz7W9\\_Oguz51.ye3h-vEArOOxELJU](https://uso6web.zoom.us/rec/share/igtAIF_Aifj4zt-cAtYWT-T7e_EJHIWm7d18StH3dWgTiEx_3wCBz7W9_Oguz51.ye3h-vEArOOxELJU)