



Town of Warren  
Planning and Zoning Commission  
50 Cemetery Road, Warren, Connecticut 06754  
860 868 7881 x 117 or [landuse@warrenct.org](mailto:landuse@warrenct.org)

## Special Meeting Minutes Site Walk

Sunday, October 17, 2021, Commencing at 8:30 am

85 Curtiss Road  
Warren, Connecticut

### 1. Call to Order, Roll Call, Seating of Alternates

Chairman Baker called the meeting to order at 8:35 a.m. Ms. Hodza called the roll. Present were Chairman Jack Baker, Vice Chairwoman Victoria Sahadevan-Fossland, Members John Papp, Ryan Curtiss, Paul Prindle, Alternates Deborah Ouellette, and Mike Zimet. Deborah Ouellette was seated for Ruth Schnell; Mike Zimet was seated for Phil Good.

### 2. Site Walk in the matter of 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

- a. ZPA# 21-57 / 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, and well. (Received 9/14/21, public hearing opened 10/12/21.)
- b. ZPA# 21-58/ 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, and well. Received 9/14/21, public hearing opened 10/12/21.)

Property owner Mr. Davidson Goldin stated that the former owners had cleared the land and had planned to build two houses on the property.

Engineer Paul Szymanski led the Commission and members of the public up the hill behind the existing garage toward the proposed building site. He pointed to the markers identifying the locations of the leaching fields, pool, patio, house, and upper rain garden. He gestured toward the northwest corner of the property which, he said, was to remain untouched.

Chairman Baker asked what the elevation of the house was toward its proposed back face. He wanted to understand, given the site, what ground level would be and what the proposed elevation of the peak at its tallest would be. Mr. Szymanski stated that he did not have the plans with him, they were in the truck. Mr. Baker wanted to know the depth of the cut. Mr. Szymanski was not entirely certain and offered to show the plans that he had with him on the way back.

Being led across the rear of the property, the group entered an old wood road. Mr. Szymanski pointed out the proposed “upper” driveway and the “lower” driveway. Dr. Sahadevan-Fossland asked Mr. Szymanski to show her the map so that she could better orient herself regarding the proposed driveways. The group arrived at the point where Mr. Szymanski said the proposed driveway meets the existing driveway.

Once back at his truck up at the top of the existing driveway, Mr. Szymanski showed Mr. Baker and others the plans and pointed to where he himself had been standing, stating that the new house at that point was “approximately on-grade at the rear” and that the peak was proposed at thirty feet.

Mr. Szymanski indicated the location of rain garden No. 2 and mentioned that the other rain garden was proposed near the garage. On the way down the driveway, Mr. Szymanski pointed out a stake, which represented the location of the level spreader; at that point the driveway was proposed to be cut down.

Mr. Szymanski stated that the existing impervious surface represented by the current driveway and paved area equals the proposed impervious surface, so there would be no increase in runoff. There would be some excavation and grading for a new curb cut, even though a good portion of the existing driveway was going to be used.

The group continued down the existing driveway toward Curtiss Road. Mr. Szymanski pointed out where another level spreader would be constructed and further down, another. He pointed out certain trees that would remain and others that would be removed in the area in order to meet the Town’s driveway grade requirements. Mr. Szymanski indicated the location of the boulder slope/retaining wall similar to one his firm had engineered on Couch Road, which can be viewed from the roadway.

All the asphalt adjacent to the watercourse at the road would be removed and restored. The new centerline of the driveway was pointed out. The location of a new curtain drain was indicated.

3. Adjournment by MOTION of Mr. Papp at 8:52 o’clock, a.m.; SECONDED by Dr. Sahadevan-Fossland. The MOTION CARRIED on a voice vote.

Respectfully Submitted,



Richelle Hodza,  
Land Use Officer  
Dated: 11/4/2021, 2:57 p.m.