

**Town of Warren
Planning & Zoning Commission
SPECIAL MEETING MINUTES
Tuesday, June 18, 2019 – 7:30 PM
Warren Town Hall – 50 Cemetery Road**

Present: Chairwoman: Susan Bates; **Vice Chairman:** Christoffer Brodhead; **Regular Members:** Howard Lethbridge, Paul Prindle, Bob Bolte, Adam Crane
Zoning Enforcement Officer: Stacey Sefcik
Land Use Secretary: Brenda Zampaglione
Absent: Brian Coyle, John Miller, Phil Good, Ruth Schnell

1. CALL TO ORDER

The **SPECIAL** meeting was called to order at 7:35 PM. All regular members were seated for the meeting. The proceedings were recorded digitally, and copies are available in the Land Use office.

2. Discussion of Proposed Zoning Text Amendments Pertaining to Home Business and Possible Action to Schedule Public Hearing for Adoption

After much discussion and debate regarding Home-base Business zoning regulations versus requiring an applicant to apply for a Special Exception permit, the discussion centered on licensing/certifications, traffic issues, hours of operation, renewal conditions on a 2 year basis and stockpiling. Ms. Sefcik had emailed town attorney Matt Willis for his comments on the amendments. Those comments were read into the record by Ms. Sefcik to the Commissioners. Principal Use Table and Accessory Use Tables were ruminated by the Commission. Ms. Sefcik will send the amendments to Jocelyn Ayer of NHCOC for her comments and a final copy will be issued to the Town Clerk.

MOTION: Mr. Bolte, second Mr. Lethbridge, Set a **PUBLIC HEARING** for **ADOPTION** on **NEW** and **AMENDED REGULATIONS** as discussed at previous meetings held by the Commission for **August 13, 2019** at the Town of Warren Town Hall, 50 Cemetery Road, Warren, CT

APPROVED: UNANIMOUSLY

ABSTENTIONS: NONE

MOTION: CARRIED

Chairwoman Bates read a letter from Commissioner John Miller undated but received at the Town Hall on June 13, 2019, tendering his resignation from the Commission.

3. ADJOURNMENT

MOTION: Mr. Bolte, second Mr. Lethbridge to **ADJOURN** the meeting at 10:45PM

APPROVED: UNANIMOUSLY

ABSTENTIONS: NONE

MOTION: CARRIED

Respectfully submitted,

Brenda Zampaglione

**Brenda Zampaglione
Land Use Secretary**