

**Town of Warren**  
**Planning & Zoning Commission**  
**SPECIAL MEETING MINUTES**  
**Tuesday, January 28, 2020 – 7:30 PM**  
**Warren Town Hall – 50 Cemetery Road**

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**Present: Chair:** Adam Crane; **Vice Chairman:** Susie Bates; **Regular Members:** John Papp, Howard Lethbridge, Paul Prindle, Andrew Carollo, Ryan Curtiss

**Ex-Officio Member:** First Selectman, Tim Angevine

**Alternate Members:** Ruth Schnell, David Kramer

**Zoning Enforcement Officer:** Kathy Castagnetta

**Land Use Secretary:** Brenda Zampaglione

**Absent:** Phil Good

**Also Present:** 11 Members of the Public

**1. CALL TO ORDER**

The **SPECIAL** meeting was called to order at 7:30 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 and possible action in the matter of Text Amendments to Zoning Regulations Pertaining to Home Based Business regulations: Changes to Use Table Section in Section 5, changes to Section 12 Home Occupation (relocated to Section 7.3) and changes to section 23 Home Businesses.

Chair Crane opened the meeting to Public Comment. Joslyn Pollock, 252 Woodville Road, questioned the Commission regarding the POCD and the #1 goal – to attract young families to Warren – as to how the proposed regulation changes effect this goal. There were no other comments from the Public

The Commissioners discussed the reason for the proposed amendments, residents who were non-conforming and who have not registered their businesses with the Assessor's office, some businesses have grown larger, impacting residential neighborhoods, re-zoning concerns and lastly, Special Exception Permits. ZEO Castagnetta remarked that what was previously proposed for amendments were more business friendly and permissive than the current regulations.

Commissioner Papp recommended that the Commission hold a series of Special Meetings. The first Special meeting will be a Workshop for the Public to attend, then with two follow-up meetings for the Commission. Then a second Workshop will be scheduled for the Public to attend and two more follow-up meetings. Then, hopefully, the amendments will reach a final draft and go for a Public Hearing.

**MOTION:** Mr. Papp, second Mr. Lethbridge, Set **SPECIAL MEETING DATES** for **DRAFTING** of **TEXT AMENDMENTS** to Zoning Regulations Pertaining to Home Based Business Regulations: Changes to Use Table Section in Section 5, changes to Section 12 Home Occupation (relocated to Section 7.3) and changes to section 23 Home Businesses. Special Meeting dates of February 25, 2020, March 31, 2020, and April 28, 2020 to be held at the Town of Warren Town Hall, 50 Cemetery Road, Warren, CT

**APPROVED: UNANIMOUSLY**

**ABSTENTIONS: NONE**

**MOTION: CARRIED**

**3. ADJOURNMENT**

**MOTION:** Mr. Lethbridge, second Mr. Prindle to **ADJOURN** the meeting at 7:55 PM

**APPROVED: UNANIMOUSLY**

**ABSTENTIONS: NONE**

**MOTION: CARRIED**

Respectfully submitted,

*Brenda Zampaglione*

**Brenda Zampaglione**  
**Land Use Secretary**