

**Town of Warren
Planning & Zoning Commission
SPECIAL MEETING MINUTES
Tuesday, April 23, 2019 – 7:30 PM
Warren Town Hall – 50 Cemetery Road**

Present: Chairwoman: Susan Bates; **Vice Chairman:** Christoffer Brodhead; **Regular Members:** Howard Lethbridge, John Papp, Bob Bolte, Philip Good, Adam Crane
Zoning Enforcement Officer: Stacey Sefcik
Land Use Secretary: Brenda Zampaglione
Absent: Brian Coyle, John Miller, Paul Prindle, 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 and Possible Action Regarding Text Amendments to the Zoning Regulations Pertaining to Home-Based Business

After much discussion and debate regarding Tier level Home-base Business zoning regulations versus requiring an applicant to apply for a Special Exception permit, the discussion ended centered only on any new applications going forward. Businesses that currently exist without zoning approval will be addressed at a later date.

MOTION: Mr. Brodhead, second Mr. Prindle ALL Home Occupation applications including Major and Minor expansions fall under the Special Exception permit.

APPROVED: UNANIMOUSLY

ABSTENTIONS: NONE

MOTION: CARRIED

Chairwoman Bates presented Mr. Bolte and Mr. Lethbridge Achievement Awards for their service to the Town of Warren on the Planning and Zoning Commission. This award was given by the Connecticut Federation of Planning & Zoning Agencies and presented at the annual conference on March 28, 2019 at the Aqua Turf Club in Southington. Mr. Bolte received the award for Length of Service in excess of 12 years served on the Town of Warren Planning & Zoning Commission. Mr. Lethbridge received the Length of Service award in excess of 30 years of service on the Town of Warren Planning & Zoning Commission. The Commission thanked and congratulated Mr. Lethbridge and Mr. Bolte on this outstanding achievement and for their many hours of service to the Town.

3. ADJOURMENT

MOTION: Mr. Good, second Mr. Bolte to **ADJOURN** the meeting at 10:08PM

APPROVED: UNANIMOUSLY

ABSTENTIONS: NONE

MOTION: CARRIED

Respectfully submitted,

Brenda Zampaglione

**Brenda Zampaglione
Land Use Secretary**