



TOWN OF WARREN
PLANNING & ZONING COMMISSION

Regular Meeting
Tuesday April 5, 2022 7:30PM

Call to Order and Designation of Alternates

Ms. Chairwoman called the meeting to order at 7:32 pm. Present were Mr. Jack Baker, Ms. Schnell, Ms. Oullette, Mr. Papp, Alternate Mr. Sandberg was seated for Mr. Corrollo and Alternate Ms. Mansfield was seated for Mr. Prindle. Absent were Mr. Corrollo, Mr. Curtiss, and Mr. Prindle.

2. Items to be Added to the Agenda

Ms. Chairwoman made a MOTION to add the zoning officer's report to the agenda, Mr. Baker SECONDED the motion. All were in favor, the MOTION CARRIED.

3. Approval of the Minutes- Draft March 8, 2022

Ms. Schnell made a MOTION to approve the minutes, Ms. Chairwoman SECONDED the motion. A vote was held, all were in favor save an abstention from Mr. Papp. During item 5 Ms. Chairwoman stated she would need to change her vote to an abstention due to her lack of being present at the March 8th meeting. The MOTION CARRIED, the minutes were approved.

4. Old Business

None.

5. New Business

a. Commission Applications- deadline & process

Ms. Mullen discussed the necessity for review of applications as staff prior to regularly scheduled meetings. A discussion was held amongst the Commission regarding the process for accepting and receiving applications. Ms. Chairwoman made a MOTION that applications to the Land Use Official for P&Z agendas need to be submitted by Wednesday of the week prior to the scheduled meeting in order to be included in the agenda by close of business day. Ms. Schnell SECONDED the motion. A vote was held, all were in favor, the MOTION CARRIED. Ms. Chairwoman made a MOTION that the commission would distribute the agenda on Thursdays both to commissioners and to the public, Mr. Sandberg SECONDED the motion. All were in favor, the MOTION CARRIED.

A discussion was held regarding notices on various forms and the website regarding the new deadlines.

6. Other Business Proper

a. Discussion of 'Opting Out of Certain Provisions of PA 21-29' in re accessory apartments

A discussion was held regarding the provisions proposed by the state of CT. Mr. Papp made a MOTION to begin the process of opting out of any provisions proposed by the State Legislature. Mr. Baker SECONDED the motion. Ms. Chairwoman abstained, Ms. Schnell voted yay, Ms. Ouellette voted yay, Mr. Sandberg voted nay, Ms. Mansfield abstained. Ms. Mullen asked the reasoning for the abstention. Ms. Chairwoman asked Mr. Papp his reasoning for the motion to opt out. Mr. Papp explained the reasoning for his motion. A discussion was held. After the discussion was held, Ms. Mansfield asked to adjust her vote from an abstention to a yay. Ms. Chairwoman also changed her vote from an abstention to a yay. The MOTION CARRIED. Ms. Chairwoman made a MOTION to add a public hearing regarding the previous motion to opt out of the provisions of PA 21-29 to the May 3rd meeting. Mr. Papp SECONDED the motion; all were in favor. The MOTION CARRIED. Ms. Mullen stated that not all the elements of PA 21-29 are opt-out able, only the provisions for the accessory apartment and the associated parking requirements.

b. Discussion of other elements of PA 21-29 & The Responsible & Equitable Regulation of Adult-Use Cannabis Act with respect to local land-use control

Ms. Mullen explained in greater detail the PA 21-29 provisions; how and why they were developed. A discussion was held regarding the trainings available and what would be asked of the Commission. A discussion was held regarding the expectations of Commission members regarding confidentiality and conflict of interest in applications.

Ms. Mullen reviewed the Adult-Use Cannabis Act and what the commission could and could not do regarding this new law. A discussion was held amongst the Commission members regarding the management possibilities of this law such as a referendum, moratorium and/or zoning regulations. Ms. Chairwoman made a MOTION to request a draft for moratorium for recreational cannabis, retail, production, and cultivation for 2 years with the understanding it could be

adjusted at any point, Mr. Sandberg suggested 1 year, Mr. Baker suggested 18 months. Ms. Chairwoman adjusted her motion to 18 months. Mr. Baker SECONDED the motion, all were in favor, the MOTION CARRIED.

c. Basic Commissioner Training (review basic duties and responsibilities of Commissioners)
A discussion was held regarding the trainings available and what would be asked of the Commission. A discussion was held regarding the expectations of Commission members regarding confidentiality and conflict of interest in applications.

d. Regulation Review (on-going review for clarity, statutory & case-law compliance)
A discussion was held regarding zoning regulation review.

7. Correspondence Received

None.

8. Opportunity for Public Comment

Mr. Connor, representing the Lake Waramaug Association; stated that he appreciated the discussion on ex-parte communications. Mr. Connor stated that the best rule is to talk about Commission business at a meeting. Mr. Connor stated that Goshen has a moratorium in place regulating the cannabis law. Mr. Connor stated that the Burrough of Bantam has decided to create a regulation not allowing cannabis business establishments.

Mr. Tammen, 50 Curtiss Rd, stated that the properties which are coming in front of the Commission are challenging due to their locations. Mr. Tammen requested Ms. Mullen examine the properties of 53 Curtiss Rd, 85 Curtiss Rd. and 152 Curtiss Rd. Mr. Tammen also stated there are properties on Mountain Lake Rd with construction activity and requested Ms. Mullen check these properties as well. Mr. Tammen stated that the Commission needs a lot of training. Mr. Tammen stated that the enforcement report should be publicized.

9. Adjournment

Mr. Baker made a MOTION to adjourn, Ms. Chairperson SECONDED the motion. All were in favor. The MOTION CARRIED. The meeting closed at 9:18pm.

Respectfully Submitted,

Melissa Brown
Recording Secretary
Town of Warren
4/12/2022

https://us06web.zoom.us/rec/play/h4-vC1D1dJZFfYyDcQcU9GGwt9KKxJ4ybpZks2pbyu6JpNkkYivN-FBhibEm4xJR7gV-suxP20VWQ-4v.HhuPSYXnztVRP75j?continueMode=true&_x_zm_rtaid=jE9GooIPT_Ori0GNP2DCUA.1649682703397.6a6d80d1b9088a7be22f7dda6c7be0f7&_x_zm_rhtaid=433