

**TOWN OF WARREN**  
**PLAN OF CONSERVATION & DEVELOPMENT SUBCOMMITTEE**  
**Special Meeting Minutes**  
**Monday, September 10, 2018 - 7:00PM**  
**Warren Town Hall – 50 Cemetery Road**

**PRESENT:** Susan Bates, John Papp, Kelly Tobin, Howard Lethbridge; Jocelyn Ayer, NHCOC; P&Z Commission members: Robyn Kasler, Chris Brodhead; ZEO, Stacey Sefcik; Secretary, Brenda Zampaglione

**GUESTS:** Chris Leone, Superintendent of Region 6 Schools, Angela Rossbach, Warren School Principal, Karen Brady, Warren School Pre-K Teacher; Craig Nelson, First Selectman

**ABSENT:** None

**1. CALL TO ORDER**

The meeting was called to order at 7:04 PM. All members present were seated for the meeting. The proceedings were digitally recorded, and copies are available in the Land Use Office.

**2. Warren's Future: Attracting Young Families, Warren School & Housing - Roundtable discussion with Jocelyn Ayer of the Northwest Hills COG, Affordable Housing Corporation Members, Region 6 Staff Members and Warren Residents**

The meeting was turned over to Ms. Ayer.

Ms. Ayer gave brief current results of Online Resident Survey to date relating to tonight's topic. As of when the presentation was prepared, there have been 263 responses. Data included, Population Projections, Housing Affordability, Home Sale Prices and Commuting Patterns. Audience suggestions included, more affordable housing options, having a sense of community, more childcare options, healthcare options, i.e., pediatrician, maintaining a town center, better public relations in regards to young families already established in town and communicating Warren's and Region 6's assets to prospective new residents.

Interactive voting cards were distributed to the audience members. Voting took place on the kinds of goals and actions which the residents want in the POCD. Ms. Ayer presented a variety of goals and actions to be voted on that residents would want to spend time and money on. Audience members can choose one or all of the choices shown in the presentation.

Audience members broke into small focus groups of 5-6 people for a total of 5 groups (based on audience attendance at @ 25). Focus groups conversed for @ 20 minutes. Topics of these groups were shared with the Sub-committee and Ms. Ayer and include:

- Have P&Z modify regulation for minimum acreage from 2 acres to 1 acre to make more affordable
- Positive advertisement for benefits of affordable housing
- Advertise merits/benefits of school system; create a promotional video and pamphlet, advertise on social media, link to town website, to highlight our schools
- Internet and Cell Service improvements for more technology in town
- Housing down payment assistance fund (with limitations)
- Figure out target audience aimed at to attract residents, purchase advertisement spots
- Opening up Land Use for small and home based businesses, building a Cooperative Market
- Create more opportunities for businesses; modify Zoning regulations for home based businesses so young families can work from home
- Offer 1 year tax free for young families moving to Warren (with limitations)
- Make Warren a "destination of distinction"; more hiking trails, recreational trails to highlight Warren
- Make Zoning changes for smaller parcels
- Advertise that the train stations are within close proximity to Warren; live here, work in the city, "Best of both Worlds"

All ideas were shared by the Focus groups with Ms. Ayer. Ms. Ayer then wrote all ideas on poster paper and encouraged audience members to physically check off what their priorities were. Those ranking the highest of priorities will be given consideration moving forward with our 10 year plan. Highest ranked was improvement of cell service.

**3. ADJOURNMENT:**

The Subcommittee agreed to table the rest of the agenda and to adjourn the meeting at 8:29PM, unanimously.

**Respectfully submitted,**

*Brenda Zampaglione*

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Land Use Secretary**