

TOWN OF WARREN
PLANNING & ZONING COMMISSION
50 Cemetery Road, Warren, CT
Warren Town Hall, Lower-level conference room

AGENDA
Tuesday, May 7th at 7:00 PM

1. Call to order, Roll Call, and Designation of Alternates
2. Items to Add to the Agenda (*requires a 2/3 vote*)
3. Approval of the Minutes
 - A. Last Regular Meeting – April 2, 2024
4. Official Correspondence
5. New Business
 - A. Public Hearings
 - i. SP#24-2 /Wesley Wyrick on behalf of John & Karen Mullen of **152 Curtiss Road** (Map 7, Lot 15-01)/ Special Exception for the construction of a single-family residence as required in accordance with Section 22 Excavation & Grading (*application received on 4/2*)
 - B. Text Amendments and Revisions
 - i. Home Businesses
 1. Article I Section 3.0 Definitions
 2. Article I Section 5.0 Uses
 3. Article II Section 13.0 Home Occupation
 4. Article III Section 23.0 Home Business
6. Old Business
 - A. Applications
 - i. SP#24-2 /Wesley Wyrick on behalf of John & Karen Mullen of **152 Curtiss Road** (Map 7, Lot 15-01)/ Consideration of Special Exception for the construction of a single-family residence as required in accordance with Section 22 Excavation & Grading (*Received 4/2; public hearing 5/7*)
 - B. Regulations Review, Text Amendments and Revisions (*Public hearing 5/7*)
 - i. Home Businesses (*Public hearing 5/7*)
 1. Article I Section 3.0 Definitions
 2. Article I Section 5.0 Uses
 3. Article II Section 13.0 Home Occupation
 4. Article III Section 23.0 Home Business
 - ii. Article II Section 7.0 Requirements for Permitted Accessory Buildings, Structures, and Uses (*Public hearing 3/5*)
7. Zoning Agent’s Report
8. Other Business Proper
 - A. Affordable Housing and Conservation Collaboration Update
 - B. Vacant Commission Seats
 - C. Commission Training
 - i. *What’s Legally Required*, M. Ziska
 1. Chapter 16 Making the Decision
9. Opportunity for Public Comment
10. For the Good of the Commission
11. Adjournment

Participation by videoconference (Zoom) is available for those unable to attend in person, see below for log-in information.

To ensure your participation, please attend in person.

Please be aware that due to technical difficulties, on occasion, Zoom may be unavailable.

To join the meeting:

1. Go to www.zoom.us
2. Click on “Join a Meeting”
3. Enter the meeting ID listed below and click “Join”
4. Enter the Passcode when prompted

Meeting ID: 825 6849 5402

Passcode: 487845

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