



TOWN OF WARREN  
PLANNING & ZONING COMMISSION  
50 Cemetery Road, Warren, Connecticut

Regular Meeting Agenda  
Lower-Level Conference Room

Tuesday, May 2<sup>nd</sup> at 7:00 PM

*Participation by videoconference is available for those unable to attend, see below for login information*

1. Call to Order, Roll Call, and Designation of Alternates
2. Items to be Added to Agenda *(if any, requires 2/3 vote)*
3. Approval of Minutes – Regular Meeting April 4, 2023
4. Correspondence Received
5. Public Hearings
  - a. ZPA #23-1 Sam Sabin of Sabin Landscaping and Environmental Planner on behalf of John Lyons and Susannah Gray of 369 Lake Road and the adjacent subject-property (Map 44, Lot 33) for the installation of a dock subject to Special Exception as required by Section 14.4.10 *(received on April 4)*.
6. Old Business
  - a. ZPA #22-6 Paul Szymanski on behalf of Waramaug 159A, LLC / 159 No. Shore Road, Assessor's Map 45, Lot 15 / Special Exception for a single-family home, driveway, garage, spa, pergola, in-ground pool, and sport court / Special Exception is required per Section 22.0 *(Public Hearing closed on April 4<sup>th</sup>, Possible decision)*
  - b. Review of Home Business Regulations
    - i. Definition & Scope
    - ii. Proposed Process for Home Business Permitting & Renewal
7. New Business
  - a. Fiscal Year Budget 23-24
8. Other Business Proper
  - a. New alternate member
  - b. Review of Ordinance regarding attendance at meetings
  - c. Commissioner Training– upcoming opportunities
9. Zoning Agent's Report
10. Opportunity for Public Comment
11. Adjournment

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1. Go to [www.zoom.us](http://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: 873 2887 1658

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