

**Town of Warren  
Zoning Board of Appeals  
Public Hearing – Minutes  
Thursday, August 29, 2019 – 7:30PM  
Warren Town Hall – 50 Cemetery Road**

**Present: Chairman:** Rick Valine – **Vice Chairman:** Ray Furse **Regular Member:** Bill Hopkins, George Githens - **Alternates:** Robin Ploch

**Zoning Enforcement Officer:** Stacey Sefcik – **Land Use Secretary:** Brenda Zampaglione

**Excused:** Tom Paul, Richelle Hodza

**1. Call to Order and Designation of Alternates:**

- a. Vice Chairperson Valine opened the Public Hearing meeting and called to order at 7:31PM. All regular members present were seated for the meeting. Alternate member, Ms. Ploch was seated for Ms. Hodza. The proceedings were recorded digitally, and copies are available in the Land Use Office.

**2. PUBLIC HEARING**

- a. **Trena Keating, 7 Hopkins Road (Assessor’s Map 47, Lot 10)** – Request for Variance of Section 6.2.3 of the Town of Warren Zoning Regulations to Permit Front Porch in the Front Yard Setback

All members seated received the application and drawing via USPS and all members seated have reviewed the material. Ms. Sefcik read the legal notice into the record for the Commission. Ms. Sefcik reported that no correspondence had been received regarding this application. Ms. Sefcik asked for proof of noticing from Brian Neff, who is representing Trena Keating. Mr. Neff had not done the proper noticing to abutting neighbors and apologized to the Commission.

Mr. Neff then presented plans to the Commission to peruse. Mr. Neff demonstrated the proposed steps and walkway to the Commission stating that the lot is an unusual shape. The original house on this lot was demolished. A new house was built within the setbacks and meets all the requirements. Mr. Neff stated that there is no other way to access the front door. Mr. Neff presented photos of the original house with the original walkway and stairs present, noting the original house was non-conforming. Mr. Neff has proposed for the new house a limited number of steps and walkway to the front door. The new house is in full conformity. Mr. Neff explained the hardship of the steeply sloped, unusually shaped lot which has many unbuildable areas.

**MOTION:** Mr. Furse, seconded by Mr. Githens to **CONTINUE** the **PUBLIC HEARING** until **September 11, 2019** at a **SPECIAL MEETING**, in the lower level meeting room at Warren Town Hall, 50 Cemetery Road, due to noticing of abutting neighbors regulation requirements; **Unanimously approved**

**3. APPROVAL OF MINUTES**

- a. April 24, 2019 Regular Meeting

**MOTION:** Mr. Furse, seconded by Mr. Hopkins to **ACCEPT** the minutes of the **April 24, 2019 Regular Meeting**; **Unanimously approved**

**4. NEW BUSINESS**

- a. None

**5. OLD BUSINESS**

- a. None

**6. ADJOURNMENT**

**MOTION:** Mr. Furse, second Mr. Githens to **ADJOURN** the meeting at 7:52PM; **unanimously approved.**

Respectfully submitted,

*Brenda Zampaglione*

Brenda Zampaglione  
Land Use Secretary