

Town of Warren
Zoning Board of Appeals
Public Hearing – Minutes
Wednesday, September 25, 2019 – 7:30PM
Warren Town Hall – 50 Cemetery Road

Present: Chair: Rick Valine – **Vice Chair:** Ray Furse **Regular Member:** Bill Hopkins, Richelle Hodza, George Githens

Alternates: Robin Ploch, Tom Paul

Zoning Enforcement Officer: Absent – **Land Use Secretary:** Brenda Zampaglione

Ex-Officio Member: First Selectman, Craig Nelson

Excused: None

1. Call to Order and Designation of Alternates

- a. Chair Valine opened the Public Hearing meeting and called to order at 7:30PM. All regular members present were seated for the meeting. Alternate members, were not seated for this evening and did not vote on the matters below. The proceedings were recorded digitally, and copies are available in the Land Use Office.

2. PUBLIC HEARING

- a. **Ted & Mirinda Petit, 19 Reverie Lane (Assessor’s Map 33, Lot 50)** – Request for Variance of Section 6.2.3 of the Town of Warren Zoning Regulations to Permit Construction of Detached Garage in the Front Yard Setback

All members seated have reviewed the material presented. The legal notice regarding this matter was read into the record by Ms. Zampaglione. Mrs. Petit had done the proper noticing to abutting neighbors and provided proof of noticing to the Commission in accordance with the Town of Warren regulations. No correspondence was received regarding this matter.

The Commission perused the site plan provided by Mrs. Petit. Let the record show that Commission member Ms. Hodza requested an A-2 Survey with True North arrow, legend and scale. Per Chair Valine, the site plan submitted was enough to render a decision. ZEO will go out and measure area from the corner of the building, after the foundation is poured to determine that the building is constructed in the area that has been applied a variance (21’ 2”).

Per Mrs. Petit, she is requesting a Variance on Section 6.2.3 to amend the Front yard Setback from 30’ to a Front Yard Setback of 20’. There is no other area on the site to build the Detached Garage due to the placement of the septic, the reserve septic and wetlands. Mrs. Petit demonstrated the area on the site plan that she provided. Driveway permission will be obtained from the First Selectman after ZBA approval. Inland Wetlands Commission does not need to approve this application.

There was no Public Comment. Two letters from abutting neighbors of 19 Reverie Lane were submitted as evidence that there was no problem with the work that the Petit’s have proposed.

MOTION: Vice Chair Furse, seconded by Mr. Githens to **ACCEPT** and **RECEIVE** the **APPLICATION** for **Ted & Mirinda Petit, 19 Reverie Lane (Assessor’s Map 33, Lot 50)** – Request for Variance of Section 6.2.3 of the Town of Warren Zoning Regulations to Permit Construction of Detached Garage in the Front Yard Setback as according to the site plan presented; **Unanimously approved**

MOTION: Vice Chair Furse, seconded by Mr. Githens to **CLOSE** the **PUBLIC HEARING** in the matter of **Ted & Mirinda Petit, 19 Reverie Lane (Assessor's Map 33, Lot 50)** - Request for Variance of Section 6.2.3 of the Town of Warren Zoning Regulations to Permit Construction of Detached Garage in the Front Yard Setback; **Unanimously approved**

3. APPROVAL OF MINUTES

- a. September 11, 2019 Public Hearing/Special Meeting

MOTION: Mr. Githens, seconded by Vice Chair Furse to **AMEND** the minutes of the **September 11, 2019 Public Hearing/Special Meeting** to reflect that Vice Chair was listed as "None", let the record show that the Vice Chair for this Commission is Ray Furse; the **August 29, 2019 Public Hearing** minutes were **ACCEPTED** with the above **AMENDMENT**; **Unanimously approved**

4. OLD BUSINESS

- a. **Ted & Mirinda Petit, 19 Reverie Lane (Assessor's Map 33, Lot 50)** – Request for Variance of Section 6.2.3 of the Town of Warren Zoning Regulations to Permit Construction of Detached Garage in the Front Yard Setback

MOTION: Ms. Hodza, seconded by Vice Chair Furse to **APPROVE** the **APPLICATION** of **VARIANCE** for **Ted & Mirinda Petit, 19 Reverie Lane (Assessor's Map 33, Lot 50)** – Request for Variance of Section 6.2.3 of the Town of Warren Zoning Regulations to Permit Construction of Detached Garage in the Front Yard Setback as according to the recorded testimony and site plan submitted due to the hardship that there is no other area on the site to build the Detached Garage due to the placement of the septic, the reserve septic and wetlands; **Unanimously approved**

5. OTHER BUSINESS PROPER TO COME BEFORE BOARD

None

6. ADJOURNMENT

MOTION: Vice Chair Furse, second Mr. Githens to **ADJOURN** the meeting at 8:06PM; **unanimously approved.**

Respectfully submitted,

Brenda Zampaglione

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Land Use Secretary