

Town of Warren
Zoning Board of Appeals
Public Hearing/Special Meeting – Minutes
Wednesday, December 11, 2019 – 7:30PM
Warren Town Hall – 50 Cemetery Road

Present: Chair: Rick Valine – **Vice Chair:** Ray Furse **Regular Member:** Bill Hopkins, Richelle Hodza
Alternates: None in attendance
Zoning Enforcement Officer: None – **Land Use Secretary:** Brenda Zampaglione
Excused: George Githens, Robin Ploch, Tom Paul

1. Call to Order and Designation of Alternates

- a. Chair Valine opened the Public Hearing/Special Meeting and called to order at 7:30PM. All regular members present were seated for the meeting. The proceedings were recorded digitally, and copies are available in the Land Use Office.

2. Ted & Mirinda Pettit, 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 Detached Garage (24’ x 30’) in the Front Yard Setback.

This application is a modification of an original application that was approved at the September 25, 2019 meeting of the Zoning Board of Appeals. The applicant, Ted & Mirinda Pettit were required to file a new application at the request of this Board as the location of the Detached Garage had been modified to be closer to the existing house. Legal Notice of this Public Hearing/Special Meeting was run in the *New Milford Spectrum* on November 29th and December 6, 2019, no correspondence was received in the Land Use Office regarding this matter. The modified application and site map were mailed via USPS to all members in advance of this meeting by Secretary Zampaglione.

Notification of abutting neighbors was evidenced by Mrs. Pettit as well as signage for this matter. Mr. and Mrs. Pettit demonstrated on maps provided to the Board, the location change proposed for the Detached Garage noting that the new plan will eliminate the need for a second driveway on the property (previously approved by the First Selectman’s Office). The Detached Garage will now be moved 9 feet closer to the existing house, but still 20’ from the Front Yard Setback. The Detached Garage will now be further away from the septic area and is overall a better plan than first approved and presented to the Board in September.

MOTION: Vice Chair Furse, second, Mr. Hopkins to **CLOSE** the **PUBLIC HEARING** on the matter of Ted & Mirinda Pettit, 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 Detached Garage (24’ x 30’) in the Front Yard Setback at 7:43 PM.

Unanimously approved

1. APPROVAL OF MINUTES

- a. November 20, 2019 **Regular Meeting**

MOTION: Mr. Hopkins, seconded by Vice Chair Furse to **APPROVE** the minutes of the **November 20, 2019 Regular Meeting** and to **TABLE** the **September 25, 2019 Public Hearing/Special Meeting** as the date was not on the agenda for tonight’s meeting and cannot be voted on because of the Special Meeting status until the next meeting of this Board.

Unanimously approved

2. OLD BUSINESS

- a. Ted & Mirinda Pettit, 19 Reverie Lane (Assessor's Map 33, Lot 50) – Request for a Variance of Section 6.2.3 of the Town of Warren Zoning Regulations to Permit Construction of Detached Garage (24' x 30') in the Front Yard Setback.**

MOTION: Vice Chair Furse, second, Mr. Hopkins **APPROVE** the **APPLICATION** of **VARIANCE** for **Ted & Mirinda Pettit, 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 (24' x 30') by an 8 foot allowance into the 30 foot Front Yard Setback as according to the recorded testimony and site plan entitled "Zoning Location Survey for Pettit Residence", 19 Reverie Lane, Robert T. Hock, Licensed Land Surveyor, LLC, dated November 22, 2019, submitted with application, owing to the hardship that there is no other area on the site to build the Detached Garage (24' x 30') due to multiple factors that include the placement of the septic, the reserve septic and wetlands;

Unanimously approved by Regular Members: Chair Valine, Vice Chair Furse, Ms. Hodza, Mr. Hopkins.

3. ADJOURNMENT

MOTION: Vice Chair Furse, second Mr. Hopkins to **ADJOURN** the meeting at 7:53PM;
Unanimously approved.

Respectfully submitted,

Brenda Zampaglione

Brenda Zampaglione
Land Use Secretary