

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

Present: Chairman: Rick Valine – **Vice Chairman:** None **Regular Member:** Ray Furse, Bill Hopkins, Richelle Hodza

Alternates: Robin Ploch

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

Ex-Officio Member: First Selectman, Craig Nelson

Excused: Tom Paul, George Githens

1. Call to Order and Designation of Alternates

- a. Vice Chairperson Valine opened the Public Hearing meeting and called to order at 7:30PM. All regular members present were seated for the meeting. Alternate member, Ms. Ploch was seated for Mr. Githens. The proceedings were recorded digitally, and copies are available in the Land Use Office.

2. PUBLIC HEARING (continued)

- 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 have reviewed the material presented. Brian Neff, Professional Engineer, is representing Trena Keating, 7 Hopkins Road. Mr. Neff had not done the proper noticing to abutting neighbors at the previous hearing on this matter and therefore the hearing was continued to allow time for Mr. Neff to provide the proper noticing. Proof of noticing was evidenced by Mr. Neff as in accordance with the Town of Warren regulations.

The Commission perused the plans. For the record, per Commission member Richelle Hodza, she has listened to the recording of the last meeting where this application was presented in a Public Hearing on August 29, 2019. Ms. Hodza also paid a site visit to the property on 9/11/19 and took photographs which she presented to the Commissioners to peruse.

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. Mr. Neff reiterated the hardship of the steeply sloped, unusually shaped lot which has many unbuildable areas. Mr. Neff answered all of the Commission's questions to their satisfaction. There was no Public Comment.

3. APPROVAL OF MINUTES

- a. August 29, 2019 Public Hearing

MOTION: Ms. Ploch, seconded by Mr. Furse to **AMEND** the minutes of the **August 29, 2019 Public Hearing** to reflect that Vice Chairman was listed as Ray Furse, let the record show that there is NO Vice Chairman currently; **Unanimously approved**

MOTION: Mr. Furse, seconded by Ms. Ploch to **ACCEPT** the minutes of the **August 29, 2019 Public Hearing** with the above **AMENDMENT**; **Unanimously approved**

4. OLD BUSINESS

- 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**

MOTION: Ms. Hodza, seconded by Mr. Furse to **APPROVE** the **APPLICATION** for **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** as according to the plan presented;
Unanimously approved

5. ADJOURNMENT

MOTION: Mr. Hopkins, second Ms. Ploch to **ADJOURN** the meeting at 7:44PM; **unanimously approved.**

Respectfully submitted,

Brenda Zampaglione

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Land Use Secretary