

# **WARREN ZONING BOARD**

## **MINUTES**

**MARCH 16, 2011**

The regular scheduled meeting of the Warren Zoning Board began at 7:06PM. Present B. Ferrazzano, chairman, M. Gerhardt, vice-chair, S. Calenda, M. Smiley, A. Ellis, Absent P. Attemann, A. Harrington.

### **1. PUBLIC HEARINGS**

**APPLICATION NO: 11-2 – Henry Pereira  
Special Use Permit – Sections 32-47;32-60**

**Applicant/owner requests to modify conditions of a previously granted Special Use Permit to allow for one additional dwelling unit on the property.**

**A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application with the following conditions:**

**All in favor**

- 1. bldg on southside raised**
- 2. blacktop & stripe parking lot**
- 3. trash area to be moved**
- 4. no bldg permit issued until all the above is completed.**

**APPLICATION NO: 10-43 – Ben Luk**  
**Dimensional Variance – Section 32-77**

**Applicant proposes to construct an addition to existing garage & connect to existing two family house resulting in a four family structure with a side yard setback less than the required 15' setback.**

**Application was not needed to do the change on the Special Use Permit.**

**APPLICATION NO: 10-44 – Ben Luk**  
**Special Use Permit – Section 32-47**

**Applicant seeking to construct a 24 x 25 addition to existing garage.**

**A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application. All in favor**

**APPLICATION NO: 11-5 – Gary Fenster**

**Dimensional Variance – Section 32-77**

**Applicant/owner proposes to construct a second floor addition over a portion of existing single family that will violate the required side and rear yard setbacks.**

**A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application with one condition. All in favor**

- 1. gutters and down spouts**

**APPLICATION NO: 11-6 – W.R. Spencer Morris**

**Special Use Permit – Section 32-57; 32-53**

**Applicant requests to use a portion of existing building to manufacture food product, specifically wine/cider.**

**A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application with the following**

**conditions:**

**All in favor**

- 1. proper ventilation needed**
- 2. to follow regulations from DBR & ATS**

**APPLICATION NO 11-7 – W.R. Spencer Morris**

## **Dimensional Variance – Article XVIII & XIX**

**Applicant requests to use one unit in existing building as a food/wine/cider manufacturing use with less than the required parking and loading spaces.**

**A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application with the following condition: All in favor**

- 1. parking lot be redesigned to show entrance and exit.**

### **2. MINUTES: - February 23, 2011**

**A motion was made by S. Calenda, seconded by M. Smiley to accept the February 23rd minutes as amended All in favor**

**A further motion was made by S. Calenda, seconded by M. Smiley to adjourn the meeting at 8:30 PM.**

**Respectfully submitted**

**Patricia Ann Costa**

**Secretary**