

WARREN ZONING BOARD

MINUTES

APRIL 20, 2011

The regular scheduled meeting of the Warren Zoning Board Began at 7:00PM. Present B. Ferrazzano, chairman, M. Gerhardt, vice-chair S. Calenda, M. Smiley, P. Attemann, A. Harrington. Absent A. Ellis.

1. PUBLIC HEARINGS:

APPLICATION NO: 11-4 Kenneth & Ann Morrill

Dimensional Variance –Sections 32-88© & 32-77

Applicant/owner proposes to construct a 16' x 20 one car detached garage that will violate the 10' setback requirement and exceed lot coverage.

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

1. No runoff into neighboring properties

APPLICATION NO: 11-8 – Norman D. & Patricia A. Blank

Dimensional Variance – Section 32-77

Applicant/owner requests a variance from the frontage, area and setback requirements to allow for a subdivision of a lot that

contains

two legal non-conforming structures.

A motion was made by S. Calenda, seconded by P. Atteman to grant

approval of the application with the following conditions: Motion passed

5 to 1 with M. Gerhardt opposing.

- 1. National grid easement for both properties for overhead electrical lines and underground gas lines.**
- 2. easement for emergency vehicles of 22 ½ ft.**
- 3. applicant to submit a parking plan**
- 4. Exhibit A made part of the record**

APPLICATION NO: 11-9 – Victor R. Manlove

Dimensional Variance – Section 32-77

Applicant/owner requests to demolish existing single family dwelling

and construct a new single family dwelling with a rear yard setback of 30'

where 55' is required.

A motion was made by M. Gerhardt, seconded by S. Calenda to grant

approval of the application with one condition. All in favor

1. Applicant subject to OWTS system

**APPLICATION NO: 11-13 – Zim Sailing – Steve Perry
Special Use Permit – Section 32-56**

Owner/applicant requests to use one unit in existing building as a business and storage of materials within a building.

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

**APPLICATION NO: 11-14 – Rosemary’s School of Dance
Special Use Permit – Sections 32-49 & 32-51**

Owner/applicant to use one unit in the most recent constructed building as a public/business use and a commercial recreation use.

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

**APPLICATION NO 11-15 – Ron Paiva Carpet Cleaning
Special Use Permit – Section 32-52.**

Owner/applicant requests to use one unit in the most recently constructed building as a Service Business use.

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

**APPLICATION NO: 11-16 – Advance Auto Parts
Dimensional Variance – Section 32-115(B) & (C) (5)**

**Owner/applicant requests relief of the Warren Zoning Ordinance to
Install (2) two 100 sq. ft. internally illuminated wall mounted signs
and
(1) one 76.25 sq. ft. freestanding at 25ft OAH along Metacom Ave.**

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

MINUTES: - March 16, 2011

**A motion was made by S. Calenda, seconded by A. Harrington
to
approve the March16, 2011 minutes. All in favor**

**A further motion was made by A. Harrington, seconded by S.
Calenda
to adjourn the meeting at 10:35PM. All in favor**

Respectfully submitted

Patricia Ann Costa

Secretary