

Warren Zoning Board
Minutes
August 15, 2012

The regular meeting of the Warren Zoning Board was called to order at 7:00 pm by Chairman M. Gerhardt. Also present S. Calenda, P. Attemann, Vice Chairman A. Harrington, M. Smiley and A. Ellis.

APPROVAL OF MINUTES

June 20, 2012 meeting. A. Harrington moved acceptance and approval of the minutes. Second by S. Calenda. All in Favor.

July 18, 2012 meeting. P. Attemann noted “architect” should be removed from application 12-15. S. Calenda moved the acceptance and approval of the minutes as amended with architect removed. Second by A. Harrington. All in Favor

OLD BUSINESS – None

PUBLIC HEARINGS

Application 12-19 Nancy & James Hayes, owners and applicant, 63 Vernon Street, Plat 15B, Lot 39

Variance from section 32-77

To enclose a 4’ x 17’ portion of an existing porch.

The applicant and owners, Nancy and James Hayes, presented a request to enclose the existing porch to extend their living space.

Public Comment – Two pieces of correspondence were submitted to the Building Official and given to the Chairman to read. M. Gerhardt read a hand written anonymous note which stated the writer was “appalled” that the Town of Warren would allow this before ordering the applicants to clean up their property. The second letter was submitted by an abutter, the South Burial Ground Cemetery, indicating that the proposal will have little impact on their property. However if other abutters have objections, the Cemetery would like the Board to take those concerns into consideration.

Steven Roccabello, 57 Vernon St, has no objection to the request, which will be an improvement to the property.

Andrea Roccabello, 57 Vernon St, had no objection, felt the improvement would help to add value to her property.

The applicants indicated their intention to improve their property as part of the proposed project.

It was moved by S. Calenda to approve Application 12-19, James & Nancy Hayes, applicants and owners of 63 Vernon Street, Variance from section 32-77, to extend the portion of their house to the 4’ x 17’ of

the existing porch, finding of fact that it will not hinder any of properties in the neighborhood, will not cause any nuisance or any safety issues and will be compliant with the other existing properties. Second by A. Harrington. All in Favor.

ADMINISTRATIVE MATTERS

Liaison Letter to Town Council – The letter composed by M. Gerhardt was conveyed to the Town Council. Council President Stanley sent an acknowledgement of receipt of said letter and indicated it will be taken under advisement..

Countrywide Gold Buyers – Status – Discussion of the June 27, 2012 Municipal Court Decision. S. Calenda moved that the decision rendered by the Municipal Court and the Board’s concerns be forwarded to the Town Council, in the form of a letter to be composed by V. Chairman A. Harrington. It should suggest the Council consider a possible appeal to District Court, for further clarification and enforcement of the zoning ordinance, including the definition of a “window sign”. A. Ellis moves to amend that letter should emphasize a contradiction in the decision and that the decision was incompatible with the spirit of the discussion and decision of the board. Second A. Ellis. M. Gerhardt recuses; A Harrington assumed the chair. S. Calenda, P. Attemann, A. Harrington, M. Smiley and A. Ellis in favor.

Darlington Hobbies - Status – The Solicitor suggested that complaints of a zoning violation should be referred in writing to the Building Official. No current written complaints on file for this matter. The Building Official believes the sign in question is “grandfathered.”

Consideration of items for future agendas:

M. Gerhardt – Discussion of alternate ways in which to convey materials to board members.

A. Harrington – Status - Morrill Letter

P. Attemann - Status -Zoning Board Member Ferrazano

ADJOURN

It was moved by A. Harrington to adjourn the meeting at 7:43 pm. Second by S. Calenda. All in favor. Adjourned

Respectfully submitted,

Rhonda Lee Fortin
Secretary