

WARREN ZONING BOARD OF REVIEW
Regular Meeting Agenda
January 20, 2016

The regular meeting of the Warren Zoning Board was called to order at 7:00pm by Chairman S. Calenda. Also present was Vice Chairman P. Attemann, A. Harrington, A. Ellis, W. Barrett Holby and 1st Alternate M. Emmencker.

Approval of Minutes December 16, 2015 meeting and November 18, 2015 meeting. It was moved by A. Harrington to approve the November 18 and December 16, 2015 minutes as circulated. Second by Vice Chairman P. Attemann. Yea - Chairman S. Calenda, Vice Chairman P. Attemann, A. Harrington, A. Ellis, W. Barrett Holby and 1st Alternate M. Emmencker.

Old Business

Vice Chairman P. Attemann recues.

Application #15-45, Peter King, owner and Katie Hutchison, applicant, 22 Brownell St., Plat Map 16, Lots 170, request for a *Variance* from sections 32-77 and 32-88 of the Warren Zoning Ordinance to construct front and rear porches, expand rear deck and increase the projection of eaves, thereby reducing side lot setbacks, increasing lot coverage and increasing projection of ornamental features to greater than presently allowed in a Residential Village Overlay District.

Katie Hutchison was present to give testimony for Application #15-45. Ms. Hutchison explained the footprint (foundation) will not change. The overhang from the roof will become 2' rather than the existing 1', the existing deck at the rear of the house will increase 7' to include a 5' landing, a proposed deck added to the front of the house (Brownell St. side) 25' x 7', (existing decks 349', proposed 684'), proposed lot coverage will become 25%. A request will be sent to DEM to see if it will be acceptable to install a hatch in the deck to allow access to the septic.

Peter King owner was also present and available to give testimony.

It was moved by A. Harrington to approve Application #15-45, Peter King, owner and Katie Hutchison, applicant, 22 Brownell St., Plat Map 16, Lots 170, request for a *Variance* from sections 32-77 and 32-88 of the Warren Zoning Ordinance to construct front and rear porches, expand rear deck and increase the projection of eaves, thereby reducing side lot setbacks, increasing lot coverage and increasing projection of ornamental features to greater than presently allowed in a Residential Village Overlay District. Finding of fact the extension of the Mansard roof from 1' to 2' is the least relief necessary, by adding decks on the water side and non-water side and thereby increasing the coverage from 21% to 25%. The request is due to the unique pre-existing lot and house size is not the result of any action of the applicant and the proposed is to simply expand the existing decks and roof. Further finding of fact the granting of this application will not alter the general characteristics of the neighborhood and is compatible with the height and style of the neighboring land uses. Further finding of fact, the granting of this application will not cause any hazards or nuisance to the surrounding area, is compatible with the comprehensive plan and is the least relief necessary. Second by W. Barrett Holby. Yea - Chairman S. Calenda, A. Harrington, A. Ellis, W. Barrett Holby and 1st Alternate M. Emmencker.

Vice Chairman P. Attemann resumes his seat.

New Business - None

Administrative Matters

Discussion of February 17, 2016 meeting date changing to February 24, 2016. All in agreement to move the meeting to February 24, 2016 at 7:00pm in the Warren Senior Center located on the bottom floor of the Town Hall.

Adjourn

It was moved by A. Harrington to adjourn the meeting at 7:25pm. Second by Vice Chairman P. Attemann. Yea – Chairman S. Calenda, Vice Chairman P. Attemann, A. Harrington, A. Ellis and W. Barrett Holby. 5-0

Respectfully submitted,

Rhonda Lee Fortin