**ZONING BOARD OF APPEALS**

MINUTES

Public Hearing – Regular Meeting

**February 15, 2018**

7:30 P.M. Main Level Meeting Room

**MEMBERS PRESENT:** Mr. Bowman, Mr. Wyant, Mr. Horan

**MEMBERS ABSENT:** Mr. Catlin, Mr. Peterson,

**ALTERNATES PRESENT:** Mr. Wildman, Mr. Gunnip

**ALTERNATES ABSENT:** Ms. Kaplan

**STAFF PRESENT:** Mr. Ajello, Ms. White

**OTHERS PRESENT:** Mr. Andryc

**PUBLIC HEARING(S):**

Mr. Bowman called the meeting to order at 7:30 p.m.

Seated: Mr. Bowman, Mr. Wyant, Mr. Horan, Mr. Wildman, Mr. Gunnip

**ZBA-1055: Request of Andryc/139 West Shore Rd/Variance from Section(s) 11.6.1-Setbacks, 12.14 – Noise Generating Equipment - to install a backup generator:**

Mr. Andryc, the property owner, was present to discuss this application. He explained that they would like to install a small 11 kW generator to run the furnace in case of a power outage occurring in the colder months of the year. He stated that he consulted with Mr. Ajello, ZEO and decided to site the generator next to the house. It was noted that the equipment would be 110 feet from his neighbor’s house (pg. 3 in backup documentation). He contacted the neighbor and the neighbor provided a letter supporting the proposed location (pg. 5 in backup documentation). The existing propane tank would be used to fuel the proposed generator and the existing electrical panel is located at the proposed generator location.

There was a brief discussion regarding the location of the existing propane tank. The Commissioners looked at the backup documentation and spec sheet for the proposed generator.

Mr. Andryc noted that there is an area of plantings that would add to the sound attenuation.

It was noted that the neighbor does not have any objections regarding the proposed location.

There was a brief discussion regarding the zoning regulations. It was noted that the proposed location meets Section 12.14.2 and the variance would be for Section 11.6.1.B

There were no further questions from the Commissioners.

**MOTION:** To close the public hearing for application ZBA-1055: Request of Andryc/139 West Shore Rd/Variance from Section(s) 11.6.1-Setbacks, 12.14 – Noise Generating Equipment - to install a backup generator, by Mr. Wyant, seconded by Mr. Horan, passed by 5-0 vote.

**Meeting**

Mr. Wildman stated that he does not have a problem with this application. Mr. Wyant, Mr. Gunnip and Mr. Bowman agreed. Mr. Horan feels that this is a reasonable request.

**MOTION:** To approve ZBA-1055: ± 33’ Variance from Section(s) 11.6.1B Setbacks, submitted by Andryc to install backup generator at139 West Shore Rd per page 3 in the backup documentation provided, by Mr. Bowman, passed unanimously by 5-0 vote.

**CONSIDERATION OF THE MINUTES:**

The Commissioners tabled the consideration of the minutes from the 01-18-18 regular meeting until the next regularly scheduled ZBA meeting on March 15, 2018.

**ADJOURNMENT**

**MOTION:** To adjourn the meeting at 7:50 p.m. by Mr. Wyant, seconded by Mr. Wildman, approved by 5-0 vote.

**Recordings of this meeting are available in the Land Use Office upon request.**

**Filed Subject to Approval.**

**Submitted by:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Shelley White, Land Use Clerk

February 22, 2018