

MINUTES OF MAY 7, 2018 REGULAR MEETING OF THE
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at approximately 5:30pm by Chairman John Harris.

Regular members present - John Harris, Maureen Williams, Victor George, Charles Lynch and Raymond Ganim

Alternate members present – Dr. Mitchell Greenberg

Alternate members absent - Tom Dollard and Scott Charmoy

For the record: The Chairman noted all five regular members were voting.

1. Appointments: None
2. Public Hearings: : **Z-18-5199-02, Danny A. Rodrigues and Jenna L. Beik, 11 Sport Hill Parkway, Easton, CT**, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for the installation of a generator on a non-conforming lot, 10 ft. in-lieu-of 40 ft., side yard setback, and 10 ft., in-lieu-of 40 ft., rear yard setback. Attorney Raymond Rizio presented the application for variance for 11 Sport Hill Parkway stating that there was no place on this property a generator could be placed that would not be in the setback and that his client was proposing to locate the generator where it would not be visible from the street, where it would have the least impact on neighbors and where it would not infringe on septic lines. Owner, Danny Rodrigues, discussed the noise decibel level and the proposed location of the generator; he also discussed the lines to the proposed underground propane tank. Mr. Rodrigues stated that, if the generator were approved, he would install a landscape buffer around the proposed generator and would restrict the time and days for testing the generator. Attorney Rizio stated the hardship: the size of the lot, the shape of the lot, the location of the lot on two streets and the location of the septic system. The Chairman noted the following items for the record:
 1. Two maps, dated 9/01/17, last revised 4/18/18, to show septic tank and pump chamber relocation: “Site Plan, Rodrigues Residence, 11 Sport Hill Parkway” and “Grading, E&S Control and Construction Details, Rodrigues Residence, 11 Sport Hill Parkway”.
 2. Memo to Zoning Board of Appeals from Anthony Ballaro, Building Official, dated 4/24/18 with Building code for placement of a generator (setbacks).
 3. Memo to Zoning Board of Appeals from Polly Edwards dated 4/24/18 approving the proposed location of the proposed generator.

No one spoke for or against the application. The Chairman declared the public hearing closed.

Motion was made by Victor George, seconded by Raymond Ganim, to approve the application for variance, the stated hardship being the fact that the proposed generator is being located on a non-conforming lot, an undersized lot with two road frontages; the fact that there is no conforming place to locate the generator and the location of the proposed septic on the lot which precludes the location of the generator in a location which would violate health and building codes.

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2. Public Hearing: (Decision continued)

After discussion, the motion by Victor George, seconded by Raymond Ganim, was amended to include the following conditions:

1. The generator shall be an inverted-type generator, as proposed, with a decibel noise level of no more than 67 decibels.
2. An evergreen buffer shall be installed around the generator.
3. Testing of the generator shall be limited to once a week, only weekdays, for 10 minutes only, between the hours of 11:00am to 1:00pm only.

The vote was unanimous, 5-0, motion carried.

3. Minutes: Minutes of April 9, 2018 Easton Zoning Board of Appeals

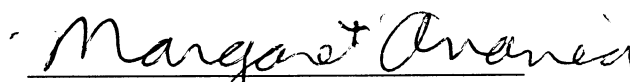
Motion was made by Charles Lynch, seconded by Victor George, to approve the minutes for the Easton Zoning Board of Appeals for April 9, 2018 Meeting as filed. Maureen Williams did not vote as she did not participate at the April 9, 2018 Meeting. The vote was unanimous, 4-0, motion carried.

4. Old Business: None

5. New Business: Election of Chair and Vice-Chair

Motion was made by Victor George, seconded by Maureen Williams, to nominate John Harris as Chair and Raymond Ganim as Vice-Chair. The vote was unanimous, 5-0, motion carried.

6. Meeting Adjourned: Motion was made by Victor George, seconded by Maureen Williams, to adjourn the meeting at approximately 6:00PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary