

MINUTES OF JUNE 4, 2018 REGULAR MEETING OF THE
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at approximately 5:35pm by Acting Chairman, Raymond Ganim.

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

Alternate members present – Tom Dollard and Scott Charmoy

Alternate member absent - Dr. Mitchell Greenberg

For the record: The Acting Chairman welcomed new Alternate Member Scott Charmoy. The Acting Chair appointed Tom Dollard to vote in absence of regular member, John Harris, who was before the Board as the applicant.

1. Appointments: None
2. Public Hearings: **Z-18-5209-03, John W. and Sherry L Harris, 13 Ridgeway Road, 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 to serve a non-conforming house on a non-conforming lot, 24 ft. in-lieu-of 40 ft., side yard setback. John Harris presented the application and stated that the generator was necessary to power two sump pumps in his basement which run 2 or 3 seasons out of the year. Mr. Harris stated that his lot was a narrow lot, 105 feet wide which had an envelope of only 25 feet that was conforming. Mr. Harris stated that there would be no further encroachment on existing setbacks. Mr. Harris submitted a two-sided document from the American Speech-Language-Hearing Association to address the decibel level of the generator (marked Exhibit A). Mr. Harris stated that the propane tank would be located underground and was proposed to be ten feet from the property line; he also stated that the generator would be located 5 feet from the windows and 10 feet from the fuel source in compliance with Building code. Mr. Harris stated that no screening was proposed at this time but that he would consider some screening after the installation of the generator. No one spoke for or against the application. The Acting Chairman declared the public hearing closed.

Motion was made by Maureen Williams, seconded by Victor George, to approve the application for variance, the stated hardship being the fact that the proposed generator is being located on a pre-existing non-conforming lot, will not further encroach on the existing setbacks and is a necessity to prevent flooding of the basement of the home during a power outage.

After discussion, the motion by Maureen Williams, seconded by Victor George, was amended to include the following condition:

- 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.

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3. Minutes: Minutes of May 7, 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 May 7, 2018 Meeting with one change, **Tom Dollard should be noted as being present at that Meeting.**
The vote was unanimous, 5-0, motion carried.
4. Old Business: None
5. New Business: None
6. Meeting Adjourned: Motion was made by Victor George, seconded by Charles Lynch, to adjourn the meeting at approximately 6:00PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary