



TOWN OF WARREN
ZONING BOARD OF APPEALS
REGULAR MEETING AND PUBLIC HEARING AGENDA
Wednesday, May 26, 2021 – 7:30 pm

1. Call to Order, Introduction of New Member and Alternates, and Designation of Alternates

- a. Robin Ploch – Member moved from alternate position
- b. Andrea Kliss, Tom Maguire, John Morton

Present were Rick Valine, Chairman, Bill Hopkins, Robin Ploch, Ray Furse, George Githens, John Morton alternate and Tom McGuire alternate. New alternate Andrea Kliss was absent.

Tom Maguire and John Morton were introduced as new alternate members and Ms. Ploch moved from alternate to regular member. Ms. Kliss, also a new alternate, was acknowledged however was not present. Mr. Chairman called the meeting to order at 7:30pm. Ms. Hodza stated that with the new members and new alternates, Ms. Hodza stated she needed to make them aware they must be put on the ballot in November unless they so choose to no longer participate. Ms. Hodza stated that the town committee chair of the democratic and republican committee will contact the new members and assist them in the process of getting onto the ballot. The deadline for certificate of endorsements is July 28th. Ms. Hodza stated that Mr. Furse and Mr. Hopkins also will need to get on the ballot if they so choose to remain with the commission.

2. Approval of the minutes from March 31st 2021

Mr. Furse made a MOTION to accept the minutes from March 31st, Mr. Hopkins SECONDED the motion. A vote was held, all were in favor; the MOTION CARRIED.

3. Old Business

None.

4. Public Hearing

Variance Application # 21-03 / Douglas Brown / 35 Arrow Point Road / Assessor's Map 41, Lot 2 / Applicant requests relief from Section 6.4 of the Zoning Regulations, which requires that setbacks be unoccupied by structures, in order to install an emergency generator within the side yard setback of 25-feet. The Application request relief from section 6.4 of zoning regulations that require setbacks are occupied by structures in order to install an emergency generator. Ms. Hodza stated that she received the certificate of mailing to all his neighbors within 200ft within a timely manner and also received a photograph of the sign that was posted as required by the regulations. Mr. Chairman stated that they received a letter from a neighbor, Ms. Kathy Decklebaum stating no issue with installation of the generator. Ms. Hodza read the letter for the record. The applicant Mr. Brown stated that when the generator was initially supposed to be installed in an inset where two compressor units existed, however it did not have enough space to operate properly. Mr. Brown stated that the generator is 51in X 28in and would extend out about 4ft or so into the offset. Mr. Brown stated they were working to make it as invisible as possible. Mr. Hopkins asked if there were any great differences between this application for variance and the last application for a variance regarding a generator installation. Mr. Chairman and Ms. Hodza agreed that it was very similar. Mr. Furse asked if the generator was propane and if the generator itself was the only thing that would be going into the zoned area, as in, no propane tanks or additional construction. Mr. Brown verified that it was just the generator. Ms. Hodza asked if they would bury the propane tank. Mr. Brown stated that there was already a propane tank installed. Ms. Hodza asked if it would feed a stove and the generator. Mr. Brown verified. Mr. Chairman asked if any members were ready to make a motion. Ms. Ploch made a MOTION to approve the application allowing the generator to be installed. Ms. Hodza stated when the commission grants a variance there should be very specific measurement as we are violating our own zoning regulations, and therefore should be very specific in each approved variance. Ms. Hodza stated that all variances carry forward with the land records and therefore

being very specific is beneficial. Ms. Hodza suggested amending the motion to clarify no closer than 20ft to the side yard. Mr. Furse stated that the last time a similar case was proposed they stated in their approval for the generator to be as close to the house as possible within regulations and code. Mr. Chairman stated that they could amend the motion with the specifics discussed by Ms. Hodza and the board. Mr. Chairman SECONDED the motion. A vote was held, all were in favor, the MOTION CARRIED. Ms. Hodza stated that after the 15 days appeals period Mr. Brown could make a zoning application and it could be approved based on the variance. Ms. Hodza stated he would need to file the variance with the town clerk and that she would follow up with an email. Mr. Brown thanked the board.

5. Adjournment

Mr. Furse made a MOTION to adjourn, Ms. Ploch SECONDED the motion. A vote was held, all were in favor. The meeting adjourned at 7:4pm.

Respectfully Submitted,
Melissa Woodward

Recording Secretary

<p>https://zoom.us/rec/share/4xG0i6kke2BXq_5QkV8mxbUxJoRzc7qM_4hyFc4kOHFi-W0Uy8C8QGrSP-cxkJh.sLM45gr6UzObQ2jQ</p>
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