



TOWN OF WARREN
ZONING BOARD OF APPEALS
REGULAR MEETING and PUBLIC HEARING MINUTES
Wednesday, January 27, 2021 – 7:30 pm
Via Zoom Conferencing

(See Recording Link Below)

Those present were Rick Valine, Chairman, Raymond Furse, Vice Chairman, Member Bill Hopkins, and Robin Ploch, Alternate. Member George Githens was excused as was Alternate Thomas Paul. (There remains one vacant member seat and one vacant alternate seat.) Joanne Tiedmann started the videoconference, then turned the host privileges over to Richelle Hodza, Land Use Official.

Call to Order and Designation of Alternates

Chairman Valine called the meeting to order at 7:36 p.m. Ms. Ploch was seated for George Githens.

Letter of Resignation

Mr. Chairman recognizes and notifies the board that Mr. Thomas Paul has submitted his letter of resignation from the zoning board of appeals.

Election of Officers

Mr. Furse makes a MOTION to nominate Rick Valine to remain in the position of Chairman. Ms. Robin Ploch SECONDS the nomination for Mr. Valine to remain chairman. A vote is called, all members in favor. The MOTION CARRIED. Mr. Valine accepts. Mr. Chairman makes a MOTION to nominate Mr. Ray Furse to remain in the position of Vice Chairman. Ms. Ploch SECONDS the motion. A vote is called, all members in favor. The MOTION CARRIED and Mr. Furse accepts.

Approval of Minutes

A MOTION was made by Mr. Valine to approve as written the minutes of the regular meeting held on Wednesday November 18, 2020; his motion was SECONDED by Mr. Furse; all were in favor. The MOTION CARRIED.

Old Business - None

Public Hearing

Mr. Chairman opened the Public Hearing in the matter of ZBA Variance Application #21-01/ Catherine Deckelbaum/ 33 Arrow Point Road / Assessors Map 41, Lot 1/ Application 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.

Ms. Hodza reports that she has received certified letters of necessary notifications, the neighbors of the applicant were notified duly, a sign was posted on the property in due time and the legal notice was published on the Town of Warren's website within the change to require from "expected" timeframe.

The applicant is acknowledged as present in the meeting and Ms. Hodza offers her the floor to speak on behalf of their application. Ms. Deckelbaum read her letter submitted with her application for the record. Mr. Chairman asks if the members of the board have any comments or questions for the applicants.

Mr. Furse asks if the electrical meter is on the side of the house where the applicants propose to place the generator and also comments that the board has not yet received specifications on the size and type of

generator the applicants intend to install. Ms. Hodza clarifies to the applicant specifications of the generator will be necessary for the zoning permit. Ms. Hodza inquires if the applicant will also be installing a new propane tank as well. The applicants report they will not be installing another propane tank. The applicant reports the generator is 30 kilowatts. The applicant asks if Ms. Hodza received information regarding the size of the generator from the company Wright Electric along with their application. Ms. Hodza explains that due to the fact the application could not be approved without the variance that information was sent back to Wright Electric Company. The applicant states that if there are any further restrictions on the generator, they would comply. Ms. Hodza relays verbal comments from a neighbor, Mr. Guadagno, who had no objections to the installation of the generator at 33 Arrow Point Road in the proposed location. The applicants provide the dimensions of the generator as 74 X 32.9 X 5.1.

Mr. Furse reiterates his question on the location of the meter on the house. The applicant reports that the meter is on the same side as the proposed generator. Ms. Hodza notes that the condensers for the AC units are within the same side yard setback. Mr. Furse states he has no objections determining that the proposed location makes the most sense, given the existence of the underground conduit and meter location.

Mr. Valine asks if Ms. Ploch has any questions or comments. Ms. Ploch reports she has no questions and that the proposal appeared sensible. Mr. Hopkins has no questions or comments.

A discussion is held regarding the wording of the approval of the variance to ensure clarity on the acceptable location for the generator for future property owners as well.

Mr. Furse made a MOTION to APPROVE the variance of section 6.4 regulating the 25 feet of side yard setback to allow for installation of the emergency generator as close as possible to the house in accordance with national electric and local electrical code. Mr. Chairman SECONDED; all were in favor. The MOTION CARRIED. The Variance is granted to the owners of 33 Arrow Point Road.

The applicant extended her gratitude to the board. Mr. Chairman announces that completes our agenda items for tonight and declares the next regular meeting to be held Wednesday, February 24, 2021.

A MOTION to adjourn is made by Mr. Furse, Mr. Chairman SECONDED; all were in favor. MOTION CARRIED. The meeting is adjourned at 7:57 pm.

Respectfully Submitted,

Melissa Woodward,
Recording Secretary

https://zoom.us/rec/play/kE97beWwYn2sa7cbW9NwulouOsHD-WPKU8EkmgA5B8qLmwA2ViGV7RYSTK2ddEIOTx5ZkknckTFpLcaE.Ymx32Sl1pRUu1g33?continueMode=true&_xzm_rtaid=dNrGR-TfRt-rwo3JPnnIIQ.1612376735481.983156d5ef98eb84a4863e500830abc0&_xzm_rhtaid=374