

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING
November 26, 2013

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Vice-Chairman Richard Wolf, Bob Gardner, Jeff Tallman and Alternates: Glenn van Deusen and Donald Scarborough.
Tracy Kulikowski, Land Use Coordinator

Mr. Snaith opened the public hearing at 7:01 p.m. The Board Secretary read the agenda into the record.

Mr. Snaith then explained the procedure to the applicant and noted that the voting members would be Messrs. Snaith, Wolf, Gardner, Tallman and alternate van Deusen.

9 ELEVEN O’CLOCK ROAD, owners, MARK and ALINE WEILLER, Map 25, Block 3, Lot 9, Variance to Section 321.6 of the Zoning Regulations to allow a residential power generator within 20 feet from the side property line.

Aline Weiller, owner, came forward and explained that they just bought their house on Thursday and they are trying to put a generator in. The electrician has proposed a location on the right side of the house, but it would require a variance for the placement. The reason they have to put it there is because of the sloped back yard which could have runoff issues and there are wetlands constraints on the left side of the house. Also, it is the area where the air conditioning units are located. She presented a letter from Royaton Electric and Mr. Snaith read that into the record.

Mr. Van Deusen stated that he went over to the property and saw numerous other locations for the placement of the generator. While not aesthetically pleasing they could move it closer to street and away from the current a/c locations. Mr. Snaith noted that around the back there was the whole porch area where it could be located. He then stated that he believes that there are other locations that the generator can be placed and doesn’t see any hardship. Ms. Kulikowski stated that she had spoken with the electrician and it would be an extreme cost to trench to the rear of the home. Mr. Wolf noted that they could move it forward to stay within 30 ft. of the side line and then they could do screening to hide it. Discussion ensued.

Following discussion, the public hearing was closed at 7:49 p.m.

Deliberations:

Mr. Snaith began deliberations by stating that he doesn’t believe there is an adequate hardship for the granting of a variance and would deny the request based on the lack of hardship. Mr. van Deusen commented that there are numerous opportunities to place the generator in acceptable location, even in keeping on that side of house. Mr. Wolf and Mr. Gardner concurred. Mr. Tallman stated that he has no problem with the proposed location.

MOTION TO DENY

Mr. Snaith made a motion to deny the application for a variance based on the lack of demonstrable hardship. Mr. van Deusen seconded. The motion was voted on and carried (4-1 [Tallman]).

APPROVAL OF MINUTES

Mr. Wolf made a motion to approve the Minutes from the September 24, 2013 meeting, as amended, and Mr. van Deusen seconded. All in favor, the motion carried (5-0).

Mr. Wolf made a motion to approve the Minutes from the October 22, 2013 meeting, as amended, and Mr. van Deusen seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. van Deusen made a motion to adjourn and Mr. Gardner seconded. All in favor, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary