Call to Order: Chair S. Addonizio-Butts Called the Meeting to Order at 7:03 p.m.

K. Gubner arrived at 7:07pm.

Alt. J. Bonner arrived at 7:14pm.

Public Hearing:

Case 686- Bellino, Salvatore & Maureen- 7 Oak Drive- (M- 74, L-11) Requesting a Variance of Zoning Section 384- Increase of Non-Conformity Other Than Use- with reference to Section 324.3 B Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment for placement of a 2' x 3'; 16 kW generator in a non-conforming location. Requesting a Variance of Zoning Section 332.5 Minimum Setback requirement, Side yard setback from 25' to 23' for placement a generator as shown in the exact footprint on submitted A-2 Survey entitled, "Property Survey Prepared for Salvatore & Maureen P. Bellino, 7 Oak Drive, Town of Sherman, Fairfield County, CT with the last revision dated July 24, 2018- Revised to add proposed generator". Prepared by the office of PAH, Inc. Land Surveyors. Zone B.

Chair Addonizio-Butts opened the Public Hearing for Case 686- Bellino, Salvatore & Maureen- 7 Oak Drive- (M-74, L-11). R. Hudson read the Legal Notice into record. The Legal Notice was published in the Town Tribune on August 23 and August 30, 2018. Two abutting neighbors were notified by certified mail on August 22, 2018. No correspondence was received to the Zoning office. Ms. Addonizio Butts reviewed the application file, which included an application, a hardship letter was read into record, a list of two abutting neighbors' addresses and certified mail receipts. Also in the application file was a copy of the field card of the 0.36 acre property, a denied Zoning application, a previously granted ZBA application to extend the roof overhang three feet into a non-conforming area, and 2 photographs of the property showing the area of the proposed generator from two points of view. Included in the application file was an A-2 survey entitled "Property Survey prepared for Salvatore & Maureen Bellino, 7 Oak Drive, Town of Sherman, Fairfield County, CT,". Last revised: June 24, 2017. Prepared by the Office of PAH, Inc Land Surveyors. Mr. & Mrs. Bellino were present to speak on behalf of their application. K. Gubner joined the Meeting at 7:07 pm. The applicants are seeking a variance to the Side yard setback from 25' to 23.0' to allow placement of a 3' x 4' 16 kw generator on the North-western portion of their property. The electric supply to the dwelling also is located in close proximity of the proposed generator location. There is a stone retaining wall that runs parallel to the dwelling on the Western side of the property. Alternate J. Bonner joined the meeting at 7:14 pm. Mr. & Mrs. Bellino explained they explored alternate locations on their property for a compliant location for the generator, however they were met with setback challenges or very expensive alternatives. The applicants stated they have taken into consideration the generators' proximity to the neighbors' property and plan to minimize any possible sound impact by planting a buffer. The Board asked if generators are common in this neighborhood. The applicants answered yes. Mrs. Bellino brought to the Board's attention a typographical error in the legal warning stating the generator is listed as (2'x3') is actually 2'x4' but the footprint and setback shown on the A-2 survey is in fact correct. The Board confirmed they would reference the exact measurement and footprint on the A-2 survey. There were no additional questions.
R. Hudson Moved to close the Public Hearing of Case 686- Bellino, Salvatore & Maureen- 7 Oak Drive- (M- 74, L-11). Seconded by: K. Fazzone Vote: For: (5) Unanimous

Deliberation of Public Hearing:

Case 686- Bellino, Salvatore & Maureen- 7 Oak Drive- (M- 74, L-11)

Chair S. Addonizio-Butts opened the deliberation of Case 686. Discussion followed regarding small the lot size and various topographical limitations. The Board agreed the lot size and topographical challenges are in keeping with other properties in this neighborhood. The Board discussed the fact that more homes have generators now due to the number of recent storms and extensive outages. The Board agreed the request is minimal, and with the planting of a buffer shall reduce noise impact to the neighbor.

K. Fazzone Moved to Approve Case 686- Bellino, Salvatore & Maureen- 7 Oak Drive- (M- 74, L-11) Variance of Zoning Section 384- Increase of Non-Conformity Other Than Use- with reference to Section 324.3 B Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment for placement of a 2 x 3; 16 kW generator in a non-conforming location. Variance of Zoning Section 332.5 Minimum Setback requirement, Side yard setback from 25’ to 23’ for placement of a 16 kW generator as shown in the exact footprint on submitted A-2 Survey entitled, "Property Survey Prepared for Salvatore & Maureen P. Bellino, 7 Oak Drive, Town of Sherman, Fairfield County, CT with the last revision dated July 24, 2018- Revised to add proposed generator". Prepared by the office of PAH, Inc. Land Surveyors. Zone B. Seconded by: R. Hudson Vote: For: (5) Unanimous

Approval of Minutes: Regular Monthly Meeting of July 10, 2018

R. Hudson Moved to Approve the Minutes of Regular Monthly Meeting of July 10, 2018 as written. Seconded by: W. Jones Vote: For: Unanimous

Approval of ZBA Annual Report of Fiscal Year July 1, 2017 to June 30, 2018:

Board Clerk, Christine Branson submitted a draft of the 2017-18 Report for review.

A. Chiaramonte Moved to Approve the ZBA Annual Report of Fiscal Year July 1, 2017 to June 30, 2018 as Amended. Seconded by: W. Jones Vote: For: Unanimous

Adjournment: A. Chiaramonte Adjourned the Meeting at 7:49 pm.

Respectfully submitted:

Christine Branson, Administrative Clerk September 18, 2018

Approved as FINAL at the October 2, 2018 Regular Monthly Meeting.