Members Present: K. Gubner, A. Chiaramonte, J. Bonner and Alternate S. Addonizio-Butts

Members Absent: K. Fazzone, W. Jones Jr., Alternates D. Raines, and V. Gentile

Also Present: Board Clerk, C. Branson

Audience: Paul Szymanski, Gary Fiest, Robert Weisnfeld, Linda Weisnfeld, and Walker Butts

Call to Order: Chair K. Gubner Called the Meeting to Order at 7:03 pm.

In the absence of K. Fazzone, Alternate S. Addonizio-Butts was Elevated to voting status.

Public Hearing I:

ZBA Case # 694- Glenbrook Farms, LLC 1 Glenbrook Road, (M.-29, L.-21) Requesting variance of Section 324, 3B Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment- to allow placement of a generator and a/c condensers located within 99.6’ of the principal dwelling while being placed more than 121.9’ from the nearest property line as shown in the concrete pad footprint on an A-2 survey submitted entitled, "Improvement Location Map, Prepared for Glenbrook Brook Farm, LLC, 1 Glenbrook Farm Road, Town of Sherman, County of Fairfield, State of Connecticut. Dated: January 11, 2019. Last Revised: January 15, 2019. SHEET IL.2. Prepared by Arthur H. Howland & Associates, P.C. Zone A.

Chair, K. Gubner Opened the Public Hearing for Case 694- Glenbrook Farms, LLC 1 Glenbrook Road, (M.-29, L.-21). Board Clerk, C. Branson read the Legal Warning into record. The warning was published in the Town Tribune on January 24, 2019 and January 31, 2019. Fifteen abutting neighbors were sent certified notice of this hearing. Chair Gubner reviewed the contents of the application file. There was a completed application, received on January 15, 2019. A hardship letter was submitted, designating the office of Arthur H. Howland, P.C. the ability to speak on behalf of the application P. Szymanski was present. The hardship letter was read into record, stating the presence of ledge and the location of the existing utilities leave the requested location the only reasonable location. The proposed location shall be no more than 99.6 feet from the house which exceeds the distance allowed, as of right, of 50 feet from the property lines. The applicant has noted they will maintain a separation distance of the property line of a minimum of 122 feet. The pad is located over 310 feet from the nearest residence and over 380 feet from the next closest residence. The Board reviewed the submitted A-2 survey entitled, "Improvement Location Map, Prepared for Glenbrook Brook Farm, LLC, 1 Glenbrook Farm Road, Town of Sherman, County of Fairfield, State of Connecticut. Dated: January 11, 2019. Last Revised: January 15, 2019. SHEET IL.2. which was prepared by Arthur H. Howland & Associates, P.C. Mr. Szymanski was invited to speak. Mr. Szymanski provided the specifications sheet for the proposed generator. Additionally, Mr. Szymanski provided an email from direct abutting neighbor M. Koproski, stating he has no objection to the location of the proposed generator. The Board discussed the proximity of the generator to the neighboring properties and the proposed stone wall and plantings to buffer sound. Gary Fiest from Allied Excavation was also present to answer questions regarding trenching requirements for this generator. Mr. Feist stated this specific generator requires five separate lines placed three feet apart. The utility lines come onto the property from Crawford Lane and connect close to the proposed generator site. There were no additional questions or comments.

S. Addonizio-Butts Moved to Close the Public Hearing for ZBA Case # 694- Glenbrook Farms, LLC 1 Glenbrook Road, (M.-29, L.-21).

Seconded by: A. Chiaramonte Vote: For: Unanimous
Deliberation of Public Hearing I:

ZBA Case # 694- Glenbrook Farms, LLC 1 Glenbrook Road, (M.-29, L.-21)

Chair, K. Gubner opened the deliberation portion of Case 694- Glenbrook Farms, LLC 1 Glenbrook Road, (M.-29, L.-21). The Board agreed the presence of ledge on this property presents a unique hardship. Additionally the Board agreed the location of the utility meter creates the need to locate the generator where it is proposed. The Board agreed the distance from the primary dwelling in relation to the proximity to the abutting residences would have minimal if any impact, especially with the addition of the stone wall and grasses. The Board agreed the Variance is of minimal impact on neighbors and allows reasonable use of the property.

S. Addonizio-Butts Moved to Approve ZBA Case # 694- Glenbrook Farms, LLC 1 Glenbrook Road, (M.-29, L.-21) Variance of Section 324. 3B Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment- to allow placement of a generator and a/c condensers located within 99.6’ of the principal dwelling while being placed more than 121.9’ from the nearest property line as shown in the concrete pad footprint on an A-2 survey submitted entitled, "Improvement Location Map, Prepared for Glenbrook Brook Farm, LLC, 1 Glenbrook Farm Road, Town of Sherman, County of Fairfield, State of Connecticut. Dated: January 11, 2019. Last Revised: January 15, 2019.

Seconded by: J. Bonner

Approval of Minutes: Regular Monthly Meeting of January 8, 2018

J. Bonner Moved to Approve the Minutes of Regular Meeting January 8, 2019 as written.
Seconded by: A. Chiaramonte

Vote: For: Unanimous

Adjournment: A. Chiaramonte Adjourned the Meeting at 7:47 pm.

Respectfully submitted by:

Christine Branson, Board Administrative Clerk
February 8, 2019