



ZONING BOARD OF APPEALS

Clifford J. Hurgin Municipal Center
1 School Street, Bethel, Connecticut 06801 *(203) 794-8578

ZONING BOARD OF APPEALS MEETING MINUTES OCTOBER 21st, 2014 – BETHEL MUNICIPAL CENTER 7:00 P.M. – MEETING ROOM D

COMMISSION MEMBERS PRESENT : J. Streaman; R. Lawlor; M. Ryan; W. Foster;
S. Catino.

J. Streaman called the meeting to order at 7:00 and read the Legal Notice into the record.

PUBLIC HEARING :

14-13: Danbury Hospital, 20 Stony Hill Road, A variance of Sec. 4.4.B.1.c Side yard setback from 20' required to 4' proposed for a generator.

Dainius Virbickas, P.E., Artel Engineering, Brookfield, CT, represented the property owner and entered the certification of notification of adjoining property owners into the record .

The applicant requested a variance to permit the installation of a concrete generator pad and a 150 kw emergency generator 4' feet from the property line, where 20' is required. The property is located in the RT. 6 Zone, and is approximately .089 s.f. in area.

Mr. Virbickas stated that this location houses the general business offices and patient records for Danbury Hospital and the use of an emergency generator is a critical need if information must to be communicated when there is a power outage.

He stated that a hardship is caused as the property has a drainage easement on the north side of the property and along with the location of the electrical service and parking area requirements, installing the generator in any other location would be prohibitive.

No one spoke.

J. Streaman closed the Public Hearing.

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WORKSESSION:

S. Catino was seated for J. Hurgin, W. Foster was seated for N. Santaniello
14-13: Danbury Hospital, 20 Stony Hill Road, A variance of Sec. 4.4.B.1.c Side yard setback from 20' required to 4' proposed for a generator.

The Board discussed the application.

Motion by S. Catino, seconded by M. Ryan to **Grant** a variance of **Sec. 4.4.B.1.c** Side yard setback from 20' required to 4' proposed for an emergency generator and concrete pad.

- S. Catino, M. Ryan, J. Streaman, W. Foster in Favor
- R. Lawlor Opposed

The Board stated that a hardship is caused by the configuration of the building, parking and electrical services on the property

Motion Passed.

INVOICES:

Motion by M. Ryan, seconded by W. Foster to approve payment to the Danbury News Times in the amount of \$839.33 for Legal Noticing.

Motion passed unanimously

MINUTES:

Motion by R. Lawlor, seconded by W. Foster to Accept the Regular meeting minutes for 9/16/14
Motion Approved, M. Ryan abstained .

Motion to Adjourn at 7:20 p.m. by R. Lawlor, seconded by S. Catino
Motion passed.

Respectfully Submitted



Nancy R. LoBalbo
Recording Secretary