

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

September 21, 2021

Present were Chair Frank Chase, Board Members; Norma Sutton, Stephen Withers, Molly Rose, Jennifer Roper, and Peter Fleck. Town Planner Amanda Warner and Town Clerk Dorothy Burkhalter were also present. Member Roger Heinz, Town Manager Robert Smith, and Council Liaison Bill Martini were absent.

Chair Chase called the meeting to order at 6:30pm. He then led everyone in the Pledge of Allegiance.

1. OPEN FORUM/PUBLIC COMMENTS:

Chair Chase opened the floor to the public. There were no public speakers.

2. NEW BUSINESS:

a. MINUTES:

i. February 16, 2021 Meeting Minutes

Member Rose made a motion to approve the minutes. Member Withers seconded the motion. All were in favor.

b. GENERAL ITEMS FOR CONSIDERATION:

i. Z21-06: Jason and Anita Roland; Variance to allow for a generator to be located in a front yard of a corner lot between the building and W 1st Avenue

Chair Chase turned the floor over to Ms. Amanda Warner with Wade Trim. Ms. Warner presented variance request Z21-09, to allow a generator to be located in the front yard. She explained that per code, generators are allowed in the side or rear yard. Ms. Warner commented that this is a corner lot. She explained that the original permit was approved for the generator to be located in the North side yard and to be located 6.5 feet from the North property line. Ms. Warner further explained that the generator was installed in the South front yard and the applicants are applying for an after-the-fact variance. She stated that the current location is approximately 20 feet from the South front property line. Ms. Warner commented that the change was made after approval due to the following; the North side yard has a substantially large grade change, which is subject to water runoff and erosion, limited access on the North side for emergency personnel to gain access, the South side is easily accessible to emergency personnel, North side will cause sound issues for neighbors, South allows sounds to disperse. The East yard [side yard under code] is not suitable due to flood zone, high water line, grading to accommodate retention, and no more visible than the existing air conditioning units, blends with the house, and does not block lake views. She then commented on the notices that were sent and received. Member Withers questioned if the immediate neighbor had responded. Ms. Warner stated she was unsure as one response received could not be determined by the signature. Chair Chase opened the floor to the applicant. Mr. Jason Roland of 1 1st Court introduced himself. He explained that the generator was purchased and permitted through Lowes. When the actual install took place, the contractor stated it could not go in the original location due to a large slope and other reason. Mr. Roland stated that it was at that point that the installation location was changed. He further stated that his a/c unit is located in the same area and is screened. After some discussion was made, Member Rose made a motion to recommend approval with the condition that the generator is

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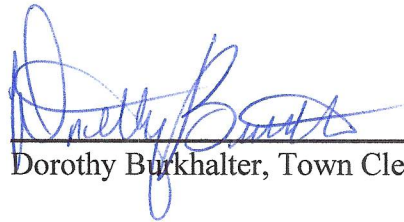
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screened. Member Roper seconded the motion. All were in favor. Chair Chase advised that this is a recommending Board and the Town Council will either approve or deny at the October Town Council meeting.

4. ADJOURN:

Member Rose made a motion to adjourn. Member Roper seconded the motion. All were in favor.

The meeting adjourned at 6:44pm.



Dorothy Burkhalter, Town Clerk



Frank Chase, Chair