



**TOWN OF WARNER**

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**Zoning Board of Adjustment**  
***Minutes of June 12, 2024***

**I. OPEN THE MEETING AND ROLL CALL - at 7:04 PM.**

**A. Roll Call:**

Board Member	Present	Absent
Sam Carr (Alternate)	✓	
Jan Gugliotti	✓	
Beverley Howe	✓	
Barbara Marty (Chair)	✓	
Lucinda McQueen		✓
Derek Narducci (Vice Chair)	✓	
Harry Seidel (Alternate)		✓
James Zablocki (Alternate)	✓	

**Also present:** Elizabeth Labbe is running the Zoom recording in Janice Loz absence

**II. NEW BUSINESS**

**A. Application for a Variance**

**Case:** 2024-04

**Applicant:** Daniel Chaloux

**Property Owner:** Daniel Chaloux and Desiree Kalloch

**Map/Lot:** Map 07, Lot 040-1

**District:** R-3

**Details of Request:** Proposed garage 40 feet from the edge of the right-of-way. Needs a 10-foot variance to the terms of Article VII, Section C.2.

The applicant was not present so the Board moved on to review the minutes of May 22<sup>nd</sup>

**III. REVIEW OF MINUTES OF PREVIOUS MEETING – May 22 and June 12, 2024**

It was noted that the May 8<sup>th</sup> minutes listed on the agenda were not included with the packets. Corrections were made to the minutes of the May 22<sup>nd</sup> meeting, including grammatical adjustments and clarifications.

**Beverley Howe made a motion to approve the minutes of May 22, 2024 as amended. Jan Gugliotti seconded the motion. Discussion:** None. **Vote Tally:** 5 to 0. The minutes were approved as amended.

## APPROVED Minutes of 06/12/2024

### IV. UNFINISHED BUSINESS

Discussion on equitable waivers, administrative appeal, variances, and special exceptions application forms. The Chair supplied copies of suggested edits to the forms which were reviewed by the Board. The changes were discussed and applications approved with edits suggested.

**Derek Narducci made a motion to approve changes to the application forms as discussed. Jan Gugliotti seconded the motion. Discussion: None. Vote Tally: 5 - 0.**

Suggested next meeting the Board should review the Checklist, General Instructions, Plot Plan requirements.

### V. COMMUNICATIONS AND MISCELLANEOUS

The applicant did not show up for the meeting. Discussion on whether the applicant was aware of the meeting time. Consideration of whether the applicant would be charged again for re-notifying abutters. Consideration of whether to deny the application without prejudice or to table it until further notice from the applicant. Derek checked online to see if there was guidance on the standard procedures, but nothing was found. Decided to table the application until the Land Use office contacts the applicant.

#### **Energy Audits**

Discussion on the complexity of building permit energy audits and the time it takes to complete them. Jan G.'s suggestion that she could create an automated system using Excel to simplify the process, similar to a decision tree. Jan G. will follow up with the appropriate Town Offices.

### VI. ADJOURNMENT

Meeting was adjourned at 7:40