

MINUTES OF FEBRUARY 6, 2017 MEETING FOR THE  
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at 5:30pm by Chairman John Harris.

Regular members present - John Harris, Patricia Berlin and Victor George

Regular members absent - Raymond Ganim and Charles Lynch

Alternate members present – Maureen Williams and Dr. Mitchell Greenberg

Alternate members absent - Thomas Dollard

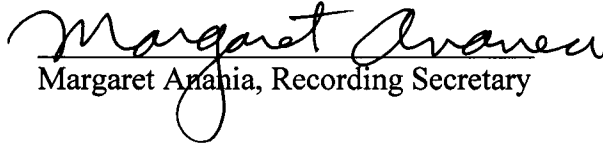
For the record: The Chairman noted that there was a new alternate member appointed to the Board, Maureen Williams; she replaced Gregory Alves.

The Chairman appointed Dr. Mitchell Greenberg to vote for Raymond Ganim and Maureen Williams to vote for Charles Lynch.

1. **Appointments:** None
2. **Public Hearing:** Z-16-5087-01, Application by Ryan B. Palumbo, 243 Adams Road, Easton, CT, requesting a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for a 24' wide shed dormer to be constructed above the existing front roof of a pre-existing non-conforming dwelling located at 243 Adams Road, 39.2 ' in-lieu-of 50' front yard setback, and 67.7' in-lieu-of 75' from the center line of the paved surface of Adams Road. Mr. Palumbo was present and stated that he wanted to build a 24' dormer on the front of his house; he noted that he was creating about 200SF of additional living area and that the current size of the house was approximately 1,300SF. Chairman John Harris noted that this proposed addition would not further encroach on the existing setbacks. Board Member Patricia Berlin noted that Mr. Palumbo would be eliminating a non-conformity as to the size of the house; the proposed addition would bring the house into compliance with the Zoning Regulations as to minimum house size. Mr. Palumbo also noted that the house was built in 1929; this was prior to the adoption of the Zoning Regulations. No one from the public spoke. The public hearing was closed.
3. **Decision:** Motion was made by Patricia Berlin, seconded by Dr. Mitchell Greenberg, to grant the application for variance, Z-16-5087-01, by Ryan B. Palumbo, 243 Adams Road, Easton, CT, requesting a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for a 24' wide shed dormer to be constructed above the existing front roof of a pre-existing non-conforming dwelling located at 243 Adams Road, 39.2 ' in-lieu-of 50' front yard setback, and 67.7' in-lieu-of 75' from the center line of the paved surface of Adams Road, the stated hardship being the size of the house which was less than the minimum size house for a house in Easton and the addition would bring the house into conformity with the Easton Zoning Regulations and the fact that the house was built in 1929 and predated the Zoning Regulations and the proposed addition will not further encroach on the existing setbacks and that strict adherence to the Zoning Regulations would create an undue hardship. The vote was unanimous, 5-0, motion carried.

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4. **Minutes:** Minutes for March 7, 2016  
Motion was made by Dr. Mitchell Greenberg, seconded by Victor George, to approve the minutes for March 7, 2016 as filed. The vote was unanimous, 5-0, motion carried.
5. **Meeting Adjourned:** Motion was made by, Dr. Mitchell Greenberg, seconded by Victor George, to adjourn the meeting at approximately 6:00PM. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary