

MINUTES OF APRIL 1, 2019 REGULAR MEETING OF THE
EASTON ZONING BOARD OF APPEALS

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

Regular members present - John Harris, Raymond Ganim, Charles Lynch and Victor George

Regular member absent - Maureen Williams

Alternate members present - Tom Dollard, Dr. Mitchell Greenberg and Scott Charmoy

For the record: - Scott Charmoy was appointed to vote for Maureen Williams and Dr. Mitchell Greenberg was appointed to vote for Victor George, who arrived a few minutes late at approximately 5:32pm.

1. Appointments: None
2. Public Hearing: Z-19-5284-02, for Robert Storck, 11 Adams Road, Easton, CT, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulation to allow the rebuilding and enlargement of the second floor of the dwelling, 26.9' in-lieu-of 50', front yard setback and 56.9' in-lieu-of 75', from the center line of the paved surface of Adams Road. The Chairman read the legal notice into the record and stated how the meeting would be conducted. Present at the meeting were April and Robert Storck. The owner, Robert Storck, presented the application and stated that the dwelling was a pre-existing non-conforming dwelling built in 1770 and stated that he would not be expanding the envelope of the house. Mr. Storck stated that the roof needed to be re-pitched to the correct pitch and the second floor had to be replaced at a larger height as the dwelling was currently considered only 1.65 stories; these changes would make the house conform closer to building code and increase the safety of the house. The Chairman noted the following items for the record:
 1. Comment from Polly Edwards, Easton Health Officer, dated 4/1/19, stating that:
"The envelope of the house and the number of bedrooms cannot increase without a replacement of the septic system.
 2. Comments from Anthony Ballaro, Easton Building Official, received March 14, 2019.
 3. Floor plans of current first floor and proposed first floor and current floor plan of the second floor.

The Chairman asked Mr. Storck if he was okay with the comments from the Health Officer and the Building Official and he stated that it was just be he and his wife who would be living there. Raymond Ganim asked Mr. Storck where the current septic was on the property and whether he would increase the number of bedrooms. Mr. Storck stated it would be impossible to increase the amount of bedrooms due to the amount of ledge on the lot and he indicated the septic location. No one from the public spoke for or against the application. The public hearing was closed. Motion was made by Charles Lynch, seconded by Raymond Ganim, to approve the application for variance as the dwelling was pre-existing non-conforming built in 1770, with no further encroachment on the setbacks, was done to increase the safety of the dwelling by bringing it up to building code and is on a lot which is less than the minimum size lot (3 acres). The vote was unanimous, 5-0, motion carried.

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3. Minutes: Minutes of March 4, 2019 Easton Zoning Board of Appeals Meeting
The following change was suggested by John Harris to the minutes: on page 2, last paragraph, line 5, delete the word, "which", and replace with the words, "these requirements indicate" and also on that line 5, delete the word "indicates" after the words, "by their nature". The sentence would read: "The Chairman stated that while cabinet making is listed as a permitted use in Section 6.1.2, HOME OCCUPATION, if done in accordance with the requirements under Section 6.1.3 for a home occupation, these requirements indicate by their nature that a home occupation is to be small and not disruptive to a residential setting."

The following change was suggested by Raymond Ganim to the minutes: on page 4, 4th paragraph, second line, delete the word, "nephew", and replace with the words, "former brother-in-law". The sentence would read: Board Member Raymond Ganim disclosed that he is related to neighbors of the property in question, the Khamarji's; Nick Khamarji is his former brother-in-law.

Motion was made by Tom Dollard, seconded by Scott Charmoy, to approve the minutes for the Easton Zoning Board of Appeals March 4, 2019 Meeting as amended. The vote was unanimous, 5-0, motion carried.

4. Old Business: None
5. New Business: The Chairman noted that the Planning and Zoning Commission will be presenting a new draft of the proposed update of the Easton Zoning Regulations and asked that members read the proposed regulations and note any suggested changes. The Secretary noted that the draft will be posted on the Town web-site once the public hearing is scheduled.
6. Meeting Adjourned: Motion was made by Scott Charmoy, seconded by Victor George, to adjourn the meeting at approximately 6:30 PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary