

MINUTES OF AUGUST 5, 2019 REGULAR MEETING OF THE
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at 5:32pm by Chairman John Harris
Regular members present - John Harris, Raymond Ganim and Victor George
Regular members absent - Maureen Williams and Charles Lynch
Alternate members present - Tom Dollard and Scott Charmoy
For the record: - Scott Charmoy was appointed to vote in place of
Charles Lynch and Tom Dollard was appointed to vote for
Maureen Williams

1. Appointments: None

2. Public Hearing:

Z-19-5301-02, George Kalamaras, 358 Westport Road, Easton, CT, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations to allow for the rebuilding of a 2 story dwelling with attached 1 car garage and covered front porch, 38.5' in-lieu-of 50', front yard setback, 16.8' in lieu-of 40' left side yard setback, 13.3 feet in-lieu-of 40' right side yard setback and 22.6' in lieu of 40' rear yard setback. George Kalamaras presented the application and stated he was just squaring off the house by connecting the existing small structures built off the house and building a second floor above it. He noted the unusual shape of the lot and the fact that the structure will respect the 75' front setback but not the 50' setback. Mr. Kalamaras noted that the existing structure would be demolished. Mr. Kalamaras also noted that there was state owned property to the right side of his property and behind his property. The Chairman noted the following items for the record:

1. Letter dated June 13, 2019 to George Kalamaras, Re: Inland Wetlands Permit Approval for 358 Westport Road, from Dori Wollen, Chair, Easton Conservation.
2. Memo dated 8-5-19 from Polly Edwards, Easton Health Officer to Easton Zoning Board of Appeals.
3. Letter dated October 9, 2013 to Town of Easton Re: Variance granted for garage on 358 Westport Road, from John Harris, Chairman, Easton Zoning Board of Appeals.

Lisa Biagiarelli, of 348 Westport Road, spoke regarding the condition of 358 Westport Road. She submitted three pictures for the record.

George Kalamaras stated he was trying to build a normal house. John Harris closed the public hearing.

Motion was made by Thomas Dollard, seconded by Raymond Ganim, to grant the variance to rebuild the 2 story dwelling with attached 1 car garage, noting that the lot was pre-existing, non-conforming, odd-shaped lot; the lot is undersized, .238 acres in a three-acre zone, and the rebuilding of this structure will be an improvement to the surrounding properties with regard to health, safety, welfare and property values. The vote was unanimous, 5-0, motion carried.

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2. Public Hearing (continued):

Z-19-5322-06, Stuart S. Richardson (contract buyer), 302 Westport Road, Easton, CT, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations to allow for the addition of a mudroom 7'6" x 6', 38.5' in-lieu-of 40', north side yard setback. Construct new garage 22' x 24', 31' in-lieu-of 40', south side yard setback. Present at the meeting were Jeff Tallman, agent for the owner, Stuart S. Richardson. Jeff Tallman presented the application and stated that there was no useable attic or basement for storage in the house and that the lot was 100' wide and "T" shaped. He stated he was removing approximately 1,200SF of non-conforming structures and adding approximately 550SF of very little non-compliant low structures. Stuart Richardson was present and stated that he lived currently at 32 Bibbins Road. John Harris closed the public hearing.

Motion was made by Scott Charmoy, seconded by Raymond Ganim, to grant the variance noting the unusual exceptional hardship of the width of the lot being 100ft. and the fact that the owner is removing 4 non-conformities: existing deck, existing one car garage, Quonset hut and the chicken coop, and replacing it with one non-conformity of the new garage; the mudroom will not further encroach on the existing setback of the house. The vote was unanimous, 5-0, motion carried.

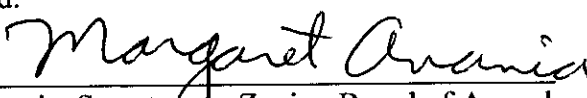
3. Minutes: Minutes of July 8, 2019 Easton Zoning Board of Appeals Meeting. Motion was made by John Harris, seconded by Scott Charmoy, to approve the minutes for the Easton Zoning Board of Appeals July 8, 2019, subject to one addition under New Business. Add: **"The Board thanked Mitch Greenberg for his many years of outstanding service to the Easton Zoning Board of Appeals."** The vote was unanimous, 5-0, motion carried.

Scott Charmoy left the meeting.

4. Old Business: None

5. New Business: Update of Easton Zoning Regulations, effective July 27, 2019. Review of Forms and Application package for update in Zoning Regulations. Motion was made by Victor George, seconded Raymond Ganim, to approve the revised Forms and Zoning Board of Appeals Application package, updated for the change in Zoning Regulations, as presented. The vote was unanimous, 4-0, motion carried.

6. Meeting Adjourned: Motion was made by Victor George, seconded by Thomas Dollard, to adjourn the meeting at approximately 6:30PM. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Secretary to Zoning Board of Appeals