

MINUTES OF AUGUST 2, 2021 REGULAR MEETING OF THE
EASTON ZONING BOARD OF APPEALS MEETING
IN-PERSON MEETING AT EASTON TOWN HALL CONFERENCE ROOM A

The meeting was called to order at 5:34pm by Vice-Chairman Raymond Ganim,
appointed interim Chairman by the past Chairman, John Harris.

Regular members present - Victor George, James Wright, Stephanie Christie
and Raymond Ganim

Alternate members present - Thomas Dollard, Charles Lynch and Scott Charmoy

For the record: - Thomas Dollard is voting in place of John Harris.

1. Appointments: None
2. Public Hearing: : **Z-21-5615-05**, for David Blackwell Lowe, 29 Bibbins Road, Easton, CT, for a variance of Section 3530 of the Easton Zoning Regulations in order to allow for the conversion of a pre-existing non-conforming barn to a legal residence, 12.8 feet in lieu of 40 feet, minimum left yard setback and 24.6 feet in lieu of 50 feet, minimum front yard setback, and 45' in-lieu-of 75' from the center of Bibbins Road; and for a variance of 7140, Non-conforming Structures, increasing the non-conformity, to achieve building code compliance, raise the structure above its existing foundation 18" in order to have enough headroom for a garage below and add 6" structural insulated panels to the barn's exterior walls and roof system. The Vice-Chair (Interim Chair) opened the public hearing and read the application for variance for the record. Present at the public hearing was the owner, David Lowe and his architect, William Shaffer.

William Shaffer, Architect, presented the application for variance and displayed three items:

1. Board with pictures of renovation to barn in the 1970's and pictures of the current conditions of the barn; this was not submitted for the record.
2. Board with map attached entitled, "Improvement Location Survey Prepared for David Lowe, (M/B/L 3774B 6A B) #29 Bibbins Road, Easton, Connecticut," Dated 7/02/21; this map was submitted with the application for variance.
3. Board with set of architectural plans showing the proposed levels of the existing barn being converted to a residence.

Mr. Shaffer stated the hardship as:

1. The 200 + year old barn was built long before zoning laws and sits in the front and left side setback, creating a pre-existing nonconformity.
2. Protection of the historic content of the property by not building new construction and maintain the barn from the exterior to make the overall property appear unchanged.

The Board members questioned the size and shape of the proposed dwelling. The interim Chair, Raymond Ganim, noted for the record comments received from the Health Officer, Eren Ceylan, dated 7/30/21, with attached 2 page approval from the State of Connecticut Department of Health dated 9/12/2019.

INSTR # M2021000626 REC'D 08/05/2021 12:23:53 PM
CHRISTINE HALLORAN TOWN CLERK EASTON CT

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2. Public Hearing: : **Z-21-5615-05** (continued)

The following people from the public spoke.

Mike Supon, 17 Bibbins Road

Dan Slater, 32 Bibbins Road

Ross Vassallo, 45 Bibbins Road

David Lowe (owner/applicant), 29 Bibbins Road, stated he would have only small windows on the left side by 17 Bibbins Road and that he would plant a hedge for privacy between 17 Bibbins Road and 29 Bibbins Road.

The public hearing was closed.

The Zoning Board of Appeals discussed that this was a unique situation, barn versus residence. The Board also discussed the need for an appropriate level of screening for privacy of the residences. The Board discussed Section 8730 8. Items a. through d. of the Easton Zoning Regulations and found that this was a unique situation as both uses, a barn and residence were allowed, that the barn was 200+ years old and was pre-existing nonconforming sitting in the front and left setbacks, other alternatives pursued but this will have less environmental impact and the proposed dwelling should have no adverse effect on the surrounding properties if screening is provided between 17 Bibbins Road and 29 Bibbins Road.

Motion was made by Thomas Dollard, seconded by James Wright, to approve the variance in accordance with the plans submitted and that appropriate screening be provided, the hardship being the barn is a pre-existing nonconforming structure, 200+ years old which sits in the front and left setbacks, and subject to screening adequate to the reasonable satisfaction of the Zoning Enforcement Officer. The motion was amended to include: The approval is approved in accordance with the application and plans as submitted 8/2/21 and the screening to be provided is to bring about some measure of privacy between the residence at 17 Bibbins Road and the residence at 29 Bibbins Road. The vote was unanimous, 5-0, motion carried.

3. REVIEW AND APPROVE:

A. Special Meeting Minutes of the Easton Zoning Board of Appeals for May 24, 2021. Motion was made by Thomas Dollard, seconded by James Wright, to approve the minutes subject to two changes: on page 1, item 2, first line, take out the word "noted" and add the words "informed the public"; and on page 2, item 6, third paragraph, line 3, after the word findings, place a comma and add the words "as listed above." Also, take out the information in the parentheses as well as the parentheses. The vote was unanimous, 4-0, motion carried. Victor George did not vote as he was absent.

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4. OLD BUSINESS: None

5. NEW BUSINESS: Motion was made by Victor George, seconded by James Wright, to add to the agenda the discussion of election of officers. The vote was unanimous, 5-0, motion carried.

Motion was made by Victor George, seconded by Thomas Dollard, to elect Raymond Ganim as the official Chairman of the Easton Zoning Board of Appeals. The vote was unanimous, 5-0, motion carried.

The Board did not elect a Vice-Chairman.

6. ADJOURNMENT

Motion was made by Victor George, seconded by Thomas Dollard, to adjourn the meeting at approximately 6:45PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Secretary to Zoning Board of Appeals