



INSTR # M2022000594
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DEBORAH SZEGEDI
TOWN CLERK
EASTON CT

EASTON ZONING BOARD OF APPEALS

225 Center Road - Easton, Connecticut 06612

MINUTES OF September 12, 2022 REGULAR IN-PERSON MEETING OF THE EASTON ZONING BOARD OF APPEALS MEETING

Regular Members present: Thomas Dollard, Victor George, Elisabeth Burns, James Wright,
Stephanie Christie
Alternate Member present: Scott Charmoy
Alternate Member absent: Davis Owen, Charles Lynch
Town staff present: Karen Velky (P&Z/ZBA Assistant)

Location: Conference Room A, Easton Town Hall

Acting Chairman Dollard called the Regular Meeting to order at 5:34 pm.

PUBLIC HEARING

ZBA-22-02, Tricia Beal, 56 Burr Street, Easton, CT. The applicant requested a Variance of the setback requirements (30.8 ft in lieu of 40 feet) under Section 3500, Area and Dimensional Standards, in the Easton Zoning Regulations. This request is to allow for the building of an attached 2 story 3-bay garage which would include a master bedroom with bath, laundry room, and additional shared bathroom for the two existing bedrooms on second floor, approx. 1,000 sq. ft. A copy of the application and corresponding documents are on file in the office of the Easton Town Clerk and on the Easton Town web-site attached to the legal notice posted by Zoning Board of Appeals.

- Tricia Beal was in attendance along with Stephen Izzo who made a presentation of the proposal and answered questions from the Acting Chairman and Board Members.
- Neighboring residents Chris & Beverly Nardone (47 Burr St) and Linda Cronin (62 Burr St) were in attendance and spoke in support of applicants' request.
- Board Member Charmoy asked for clarification on location of addition and applicant Izzo explained it is a very narrow lot therefore to move the location would not be feasible.
- Corresponding documents submission for the record:
 - a. 56 Burr Street Survey – Easton 06/17/2022.
 - b. Site Plan: Replacement Septic System for 433 Black Rock Rd last revision 03/28/2022.
 - c. Building Notes and Details for 56 Burr Street submitted at meeting by applicant.
 - d. ZBA Application for Variance to Zoning Regulations including fees.
 - e. 250' Abutters List for notifications.
 - f. Department comments received by 1) Conservation Commission – WEO Mark DeLieto stating no wetland impact.
 - g. Certified mail receipts mailed 08/18/2022 to neighbors, CT Dept of Public Health and Aquarion Water Company.
 - h. Legal notice run in Fairfield Citizen 09/02/2022 & 09/09/2022.
- Acting Chairman Dollard closed public hearing @ 5:45 pm.



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- MOTION: Board Member George (Second Board Member Burns) made motion to grant the applicants' request for a variance of the side setback of 30.8ft in lieu of the Zoning Regulation (Section 3500) requirement of 40' because the new addition will NOT further encroach into the side setback. In fact, this new structure will encroach 2'8" less than the current main dwelling setback of 28.0 ft.
 - VOTE: Aye – 5; Nay – 0; Abstain – 0

NEW BUSINESS

Election of Officers

- MOTION: Board Member George (Second Board Member Wright) made a motion to elect Thomas Dollard as Chairman of the Zoning Board of Appeals.
 - Vote: Aye – 5; Nay – 0; Abstain – 0
- MOTION: Board Member Burns (Seconded Board Member Wright) made a motion to elect Victor George as Vice Chairman of the Zoning Board of Appeals.
 - Vote: Aye – 5; Nay – 0; Abstain – 0

Review draft ZBA application packet

- MOTION: Board Member George (Second Board Member Burns) made a motion to approve the revised version of the ZBA application. Effective date of application 9/12/2022.
 - Vote: Aye – 5; Nay – 0; Abstain – 0

ZBA training requirements

- State of CT Land Use Training Guidelines distributed outlining requirements beginning 01/01/2023 for training requirements of the ZBA members. K. Velky to notify members how training will be implemented.

REVIEW AND APPROVE MINUTES

Minutes of Easton Board of Appeals Meeting 07/11/2022.

- MOTION: Board Member Burns (Second Chairman Dollard): Approve the minutes as presented.
- Vote: Aye – 3; Nay – 0; Abstain – 2 (were not at previous meeting)

OLD BUSINESS

- Review decision of 59 Tranquility decision at next meeting.
- Chairman Dollard requested Board Members, prior to the meetings, to notify himself and K. Velky what their attendance status will be. K. Velky will send documents to board members via email and regular mail prior to meetings.

ADJOURNMENT

- MOTION: Board Member George (Seconded Chair Dollard): Adjourn the meeting at 6:05 PM.
 - Vote: Aye – 5; Nay – 0; Abstain – 0