

MINUTES OF OCTOBER 1, 2018 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, Victor George and Raymond Ganim

Regular member absent - Charles Lynch and Maureen Williams

Alternate members present - Tom Dollard and Scott Charmoy

Alternate member absent - Dr. Mitchell Greenberg

For the record: - The Chair appointed Tom Dollard to vote in absence of  
regular member Charles Lynch and Scott Charmoy to vote  
in absence of regular member Maureen Williams.

1. Appointments: None
2. Public Hearings: Z-18-5241-05, Erin and Kevin Lynch, 5 Pond Road, Easton, CT, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for a one-story addition on an existing non-conforming dwelling 34.4 ft., in-lieu-of 50 ft., front yard setback and 58.6 ft., in-lieu-of 75 ft., from the center line of the paved surface of Pond Road. The Chair, John Harris reviewed the process with Kevin Lynch; Kevin Lynch discussed the one story family room addition to the front corner of his house. Mr. Lynch stated that he had applied for a Special Permit for Flood Plain on the house but put it on hold temporarily to apply to FEMA for a Letter of Modification of Map so that FEMA can remove their property from the Flood Plain. The Board discussed that the lot was an undersized lot less than one acre and that the lot predates zoning and that there would be no further encroachment on the existing setbacks. There was no one from the public to speak for/or against the application for variance. The Chair closed the public hearing.

Motion was made by Raymond Ganim, seconded by Victor George to approve with condition the variance application for Z-18-5241-05, Erin and Kevin Lynch, 5 Pond Road, Easton, CT, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for a one-story addition on an existing non-conforming dwelling, a pre-existing non-conforming use, the hardship being: an undersized location lot, less than one acre in a one acre zone, the location of the dwelling on the lot existed pre-zoning, and the proposed addition does not further encroach on the existing setbacks. This approval is contingent upon satisfying the requirements of a Special Permit for Flood Plain or in the alternative, the Federal Emergency Management Agency (FEMA) must waive that requirement by removing the property from the Flood Plain and issue a Modification of Map for 5 Pond Road. The vote was unanimous, 5-0, motion carried.

3. Minutes: Minutes of July 9, 2018 Easton Zoning Board of Appeals  
Motion was made by Tom Dollard, seconded by Scott Charmoy, to approve the minutes for the Easton Zoning Board of Appeals July 9, 2018 Meeting as presented. The vote was unanimous, 4-0, motion carried. John Harris did not vote as he was not Present on July 9, 2018.

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4. Old Business: None
5. New Business: Easton Zoning Board of Appeals Year 2019, Calendar of Meetings. Motion was made by Scott Charmoy, seconded by Tom Dollard, to accept the 2019 Calendar of Meetings for the Easton Zoning Board of Appeals as presented. The vote was unanimous, 5-0, motion carried.
6. Meeting Adjourned: Motion was made by Raymond Ganim, seconded by Tom Dollard, to adjourn the meeting at approximately 6:55PM. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary