



**EASTON ZONING BOARD OF APPEALS**  
225 Center Road - Easton, Connecticut 06612

**MINUTES OF JANUARY 9, 2023 REGULAR IN-PERSON MEETING OF THE  
EASTON ZONING BOARD OF APPEALS MEETING**

**Regular Members present:** Thomas Dollard, Victor George, Elisabeth (Lisa) Burns,  
Stephanie Christie, James Wright  
**Alternate Member present:** Charles Lynch, Scott Charmoy  
**Alternate Member absent:** Davis Owen  
**Town staff present:** Karen Velky (P&Z/ZBA Clerk)  
**Location:** Conference Room A, Easton Town Hall

Chairman Dollard called the Regular Meeting to order at 5:30 pm.

**PUBLIC HEARINGS**

**ZBA-22-06: 15 Orchard Lane, Pacheco** – The applicant requested a Variance of Section 3530, Yard Setback Requirements (44.4ft in lieu of 50ft front setback), in the Easton Zoning Regulations. This request is to allow for a 2-story addition to an existing non-conforming structure on a non-conforming lot.

- Federico & Jordan Pacheco (property owners) were in attendance and presented the proposal and answered questions from Board Members.
- Corresponding documents submission for the record:
  - a. 15 Orchard Lane survey by James Dennison – revision dated 11/30/2022.
  - b. Building Notes and Details for 15 Orchard Lane submitted by Huelster Design Studio, LLC.
  - c. ZBA Application for Variance to Zoning Regulations including fees.
  - d. 250' Abutters List for notifications.
  - e. Land Use Property Owner Authorization signed by F. Pacheco.
  - f. Department comments received by 1) Conservation Commission – WEO Mark DeLieto stating no wetland impact on this request.
  - g. Certified mail receipts mailed 12/17/2022 to neighbors, CT Dept of Public Health and Aquarion Water Company.
  - h. Legal notice run in Fairfield Citizen 12/30/2022 & 01/06/2023.
- **MOTION:** Public hearing was closed (5:44pm) and motion was made by Board Member George (2<sup>nd</sup> by Board Member Wright) to grant the Variance Application as the current home is a non-conforming pre-existing structure and the proposed improvements and update of the residence will not encroach any further on side or front setbacks.
  - a. Vote: Aye – 5; Nay – 0; Abstain – 0

**ZBA-22-04 56 Deepwood Rd, J. Hufcut** – Barn within setback.

- Variance application of Regulation: **3530 Yard Setback Requirements.**
- **Applicant J. Hufcut requested extension of the public hearing on 1/3/23 for wetland review.**



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**APPLICATIONS**

- No new applications submitted.

**NEW BUSINESS**

- Discussion: Board Member Charmoy would like clarification, preferably from the town attorney, on proper recording requirements for future decisions.
  - Action: K. Velky to provide update at next meeting.
- Discussion: Board Member Christie requested update regarding on training requirements for ZBA members and when that will be scheduled.
  - Action: K. Velky to provide update at next meeting.

**REVIEW AND APPROVE MINUTES**

Minutes of Easton Board of Appeals Meeting 12/12/2022.

- MOTION: Board Member Burns (2<sup>nd</sup> Christie): Approve the minutes as presented.
- Vote: Aye – 4; Nay – 0; Abstain – 0

**OLD BUSINESS**

No update

**ADJOURNMENT**

Chairman Dollard: Adjourned the meeting at 6:00 PM.