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DEBORAH SZEDEI

TOWN CLERK

EASTON CT

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

**MINUTES OF June 6, 2023 REGULAR IN-PERSON MEETING OF THE
EASTON ZONING BOARD OF APPEALS MEETING**

Regular Members present: Thomas Dollard, Victor George, Elisabeth (Lisa) Burns,
James Wright, Stephanie Christie
Alternate Member present: Scott Charmoy (voting on behalf of James Wright)
Alternate Member absent: Charles Lynch, Davis Owen
Town staff present: Mark DeLieto (ZEO/WEO)
Location: Conference Room A, Easton Town Hall @ 5:30pm

PUBLIC HEARING

ZBA-23-02: 40 Herrmann La, G. Noisette – Application for Variance of Section 3530, Yard Setback Requirements (26.4ft in lieu of 40ft left side setback), of the Easton Zoning Regulations. This request is to allow for an addition to extend garage making it 3-car with 2nd story addition.

- Guy Noisette / Natacha Jerome (property owners) were in attendance and presented the proposal and answered questions from Board Members.
- Corresponding document submission for the record:
 - a. 40 Herrmann Lane Plot Plan by Michael McElroy from Black Rock Surveyors – revision dated 05/26/2023.
 - b. Architectural Design Floor Plan / Elevations by d'Haiti Design, LLC dated 05/24/2023.
 - c. ZBA Application for Variance to Zoning Regulations including fees.
 - d. Department comments received by 1) Conservation Commission – WEO Mark DeLieto stating no wetland impact on this request.
 - e. Certified mail receipts mailed 05/17/2023 to neighbors, CT Dept of Public Health and Aquarion Water Company 05/13/2023.
 - f. Legal notice run in Fairfield Citizen 05/26/2023 & 06/02/2023.
- **MOTION:** Public hearing was closed and motion was made by Board Member Charmoy (2nd by Vice-Chairman George) to **deny** the Variance Application for failure to provide sufficient evidence that undue hardship exists, therefore the creation of a non-conforming structure inside the 40ft setback is not permissible.
 - a. Vote: Aye – 4; Nay – 0; Abstain – 1

APPLICATIONS

ZBA-23-03: 422 Sport Hill Rd, submitted by S. Montgomery - Appeal Application for issuance of Certificate of Zoning Compliance (CZC) on 02/17/2023 by Zoning Enforcement Officer based on conditions of permit not met.

- Board accepted receipt of the application. Public hearing will be scheduled for 7/11/2023.



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NEW BUSINESS

- Alternate Member Attendance – No discussion
- ZBA By-Laws – No discussion.

REVIEW AND APPROVE

Minutes of Easton Board of Appeals Meeting 05/02/2023.

- MOTION: Board Member George (2nd Burns): Approve the minutes with adjustments made by Commission.
- Vote: Aye – 4; Nay – 0; Abstain – 1

OLD BUSINESS

- Training – No discussion

ADJOURNMENT

Chairman Dollard: Adjourned the meeting at 6:30 PM.

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the Commission for accuracy or completeness and is therefore subject to change or correction.