



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

**MINUTES OF APRIL 2, 2024 REGULAR IN-PERSON MEETING OF THE
EASTON ZONING BOARD OF APPEALS MEETING**

Regular Members present: Victor George, Elisabeth (Lisa) Burns, Leny Wallen-Friedman
Regular Members absent: James Wright, Stephanie Christie
Alternate Member present: Charles Lynch (voting for S.Christie), Scott Charmoy (voting for J.Wright)
Alternate Member absent: Davis Owen
Town staff present: Karen Velky (ZBA Clerk)
Location: Conference Room A, Easton Town Hall @ 5:30pm

Victor George (Chairman) called meeting to order at 5:32 pm.

PUBLIC HEARING – Opened at 5:34 pm.

ZBA-24-01: 63 Flat Rock Dr submitted by 63 Flat Rock Dr LLC (Stephen Shapiro). Application for variance of Section 3530, Yard Setback Requirements, of the Easton Zoning Regulations. This request is to allow for a 2nd story addition changing ranch style home to a colonial without changing of existing non-conforming footprint (L-31.5ft, R-21.9)

- The Applicant, S. Shapiro, presented details of the application for the Board.
- No public comment received.
- Chairman George noted the following items for the record to be included in the file:
 1. Complete application submitted 03/04/2024 including Wetland Determination Form signed by Mark DeLieto (ZEO) 3/04/2024.
 2. Proposed Improvement Location Survey dated 02/09/2024, prepared by J. Edwards & Assoc LLC.
 3. Home Renovation Drawings dated 03/21/2024 by North Arrow Design & Contracting LLC.
- Public Hearing was closed by Chairman George at 5:52 pm.
- **MOTION:** Board Member Lynch (2nd Mbr Burns): Motion made to approve variance application, as presented by Applicant, subject to both house and lot being pre-existing non-conforming and there will be no further encroachment on existing footprint. There is approximately 24 ft of buildable conforming space creating grounds for new hardship thereby supporting the application.
 - **VOTE:** Aye – 5; Nay – 0; Abstain – 0 **MOTION CARRIED**

APPLICATIONS

No new applications submitted.



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NEW BUSINESS

No update

REVIEW AND APPROVE

Minutes of Easton Board of Appeals Meeting 03/05/2024

- **MOTION:** Board Member Burns (2nd Wallen-Friedman): Approve the minutes as presented.
 - **VOTE:** Aye – 4; Nay – 0; Abstain – 0 **MOTION CARRIED**

OLD BUSINESS

Training – no update

ADJOURNMENT

Chairman George: Adjourned the meeting at 6:05 PM.

Submitted by Karen Velky, ZBA Clerk

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 Board.