

PRELIMINARY
JUNE 2, 2014 EASTON ZONING BOARD OF APPEALS MINUTES

The meeting was called to order at 5:32pm by Chairman John Harris.

Regular members present - John Harris, Charles Lynch and Patricia Berlin

Regular members absent - Dr. Mitchell Greenberg and Victor George

Alternate members present - Thomas Dollard and Raymond Ganim

Alternate members absent - Gregory Alves

For the record – Thomas Dollard was appointed to vote for Dr. Mitchell Greenberg and

Raymond Ganim was appointed to vote for Victor George.

1. Appointments: None
2. **Public Hearing Z-14-4805-02, David A. and Charlotte E. Stichter, 225 Maple Road, Easton, CT**, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for the reconstruction of a non-conforming barn with a second story loft and new dormer, shed roofs and decks, 18.75' in-lieu-of 40', minimum rear yard setback. Owner/Applicant, David A. Stichter, presented the application for variance and stated that the old existing barn was built in the 1800's and was positioned uniquely close to the rear property line, prior to zoning, and stated that the property to the rear drops off substantially down a hill. Mr. Stichter stated that he had an existing permit to rebuild the barn but had made changes that required him to request a variance, for the shed roofs, dormer and deck. Mr. Stichter stated that these changes do not further encroach on the existing 18.75 ft setback for the barn.

Two people from the public who are nearby neighbors of the owner/applicant spoke in favor of the application for variance.

1. Steve Rowland of 185 Maple Road
2. David Solway of 255 Maple Road

The public hearing was closed.

3. **Decision: On Z-14-4805-02, David A. and Charlotte E. Stichter, 225 Maple Road, Easton, CT**, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for the reconstruction of a non-conforming barn with a second story loft and new dormer, shed roofs and decks, 18.75' in-lieu-of 40', minimum rear yard setback, motion was made by Patricia Berlin, seconded by Thomas Dollard, to grant the variance based on the hardship that the barn was falling apart and needed reconstruction and that the proposed reconstruction did not further encroach on the existing setbacks. The motion was amended by Patricia Berlin, seconded by Thomas Dollard, to include that the existing barn pre-dates zoning and that the parcel is unusually shaped. The vote was unanimous, 5-0, motion carried.

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4. Minutes: Minutes for April 7, 2014

Motion was made by Thomas Dollard, seconded by Charles Lynch, to approve the minutes for April 7, 2014 as presented. The vote was unanimous, 5-0, motion carried.

5. OLD BUSINESS:

6. NEW BUSINESS: The Secretary distributed to the Board the Spring 2014 "Connecticut Federation Of Planning And Zoning Agencies Quarterly Newsletter" and an important new case received from Attorney Ira Bloom regarding the nature of an appealable decision from the ZEO entitled "Reardon v. Zoning Bd. Of Appeals, 311Conn.356".

7. Meeting Adjourned: Motion was made by Thomas Dollard, seconded by Charles Lynch, to adjourn the meeting at approximately 6:15PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary

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 CLERK ASST