

MINUTES OF JULY 5, 2017 MEETING FOR THE
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at 5:30pm by Chairman John Harris.
Regular members present - John Harris, Victor George and Charles Lynch
Regular members absent - Patricia Berlin and Raymond Ganim
Alternate members present – Thomas Dollard and Maureen Williams
Alternate members absent - Dr. Mitchell Greenberg
For the record: Thomas Dollard was appointed to vote for Patricia Berlin and Maureen Williams was appointed to vote for Raymond Ganim.

1. **Appointments:** None
2. **Public Hearings: Appeal of the decision of the Zoning Enforcement Officer to issue a Zoning Violation to Nathan Brito, 33 Norton Road, Easton, CT, for a Zoning Violation of Article 4, Sect./Para. 4.1 of the Easton Zoning Regulations for conducting a wood processing business at the property known as 33 Norton Road, Easton, CT. The Chairman read for the record the letter dated June 28, 2017 from Attorney Daniel A. Silver, representing Nathan Brito, withdrawing his appeal.**

Z-17-5089-02, Cynthia Mauborgne Dutertre, 413 Westport 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 construction of a two car garage with storage above 71.8' feet in-lieu-of 75 feet from the center of Wilson Road and 34.9 feet in-lieu-of 50 feet front yard setback and 59.9' feet in-lieu-of 75 feet from the center line of Westport Road. Cynthia Mauborgne Dutertre presented her application for variance to construct a two car garage with storage above. She submitted a new survey entitled "Data Accumulation Plan, Prepared For Cynthia Mauborgne Dutertre, 413 Westport Road, Easton, Connecticut, dated September 4, 2015, last revised 06-26-17 and stated that the surveyor showed the setback of the existing shed being removed and the proposed garage in a new location, based on comments at the prior hearing; the new location of the proposed garage meets the 50' front setback on Wilson Road. It was noted that the center line setback of the proposed garage would now be 71.8', which was just short of the 75' requirement from the center line on Wilson Road. The Chairman read a note from Polly Edwards, R.S. Easton Health Officer dated July 5, 2017. Ms. Dutertre submitted a notarized letter dated June 30, 2017, stating that the "2 car garage with upper level storage on my property located at 413 Westport Road, Easton, CT, will be used for automobiles and storage. I will not put a bathroom or kitchen in the garage now or ever." The Board reviewed the building plans with Ms. Dutertre, contractor, . Dane Baton (contractor), 75 Campfield Road, Milford, CT, who stated that they were just putting plywood upstairs for storage. No one from the public spoke. The public hearing was closed.

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2. **Z-17-5089-02, Cynthia Mauborgne Dutertre, 413 Westport Road** (continued)

Motion was made by Thomas Dollard, seconded by Charles Lynch, to grant the application for a variance to allow for the construction of a two car garage with storage above, 71.8' feet in-lieu-of 75 feet from the center of Wilson Road and 34.9 feet in-lieu-of 50 feet front yard setback and 59.9' feet in-lieu-of 75 feet from the center line of Westport Road, hardship being the shape of the lot, the location of the lot on two roads, the size of the lot and the topography of the lot. After discussion the motion was amended to include that the application is approved with the condition that this garage with storage above will not be used as living area. The vote was unanimous, 5-0, motion carried.

Z-17-5114-04, Nanette DeWester, 690 Sport Hill 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 placing of a 16' x 20' pre-fabricated shed on a gravel bed on an existing foundation, 19 feet in-lieu-of 40 feet side yard setback. Nanette DeWester presented the application. She submitted a new survey with topographic information and wetlands located entitled "Improvement Location Survey Prepared For Nanette DeWester, 690 Sport Hill Road, Easton, Connecticut dated June 26, 2017". Ms. DeWester stated she wished to locate within the existing foundation of a former barn a pre-fab 16' x 20' shed. She stated that the property is pre-existing non-conforming and there is little room for storage or expansion. No one from the public spoke. The Chairman declared the public hearing closed.

Motion was made by Charles Lynch, seconded by Victor George, to approve the application for variance to the Easton Zoning Regulations for Article 5, Sect./Para. 5.4.1 in order to allow for the construction of a 16' x 20' shed, 19 feet in-lieu-of 40 feet side yard setback. based on the fact that the lot is pre-existing non-conforming, the topography of the lot, the location of wetland areas and the fact that the proposed shed would be located within the footprint of the previous barn. The motion was amended by Charles Lynch, seconded by Victor George, to include the condition that this approval will not establish a new side setback for any other addition or structure. The vote was unanimous, 5-0, motion carried.

3. **Minutes:** Minutes for June 5, 2017

Motion was made by Maureen Williams, seconded by Thomas Dollard, to approve the minutes for the Easton Zoning Board of Appeals for June 5, 2017 as filed. The vote was unanimous, 5-0, motion carried.

4. **Meeting Adjourned:** Motion was made by, Victor George, seconded by Charles Lynch, to adjourn the meeting at approximately 7:00PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary