

MINUTES OF JULY 9, 2018 REGULAR MEETING OF THE
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at 5:35pm by Acting Chairman, Raymond Ganim
Regular members present - Maureen Williams, Victor George, Charles Lynch and
Raymond Ganim
Regular member absent - John Harris
Alternate members present - Tom Dollard, Dr. Mitchell Greenberg and Scott Charmoy
For the record: The Acting Chair appointed Scott Charmoy to vote in
absence of regular member John Harris.

1. Appointments: None
2. Public Hearings: Z-18-5219-04, Lynn Erazmus and Patrick Barry, 6 Morehouse Road, Easton, CT, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for a two-story addition on a portion of an existing non-conforming dwelling 25.8 ft.. in-lieu-of 40 ft., side yard setback. Present at the meeting were both owners, Lynn Erazmus and Patrick Barry. Patrick Barry presented the application and stated that the proposed addition was intended on bringing his home up to date with respect to structure, energy and safety and will have a positive effect on the neighborhood by increasing the value of the property with minimal impact. Mr. Barry noted that he was removing the existing one story addition and adding a two story addition flush with the existing dwelling and that there would be no further encroachment for the front of the addition but the rear of the addition would encroach by .4'. Mr. Barry noted that the current foundation needed to be built to modern standards and that the proposed addition would allow for more safety through the creation of a secondary egress. Mr. Barry submitted pictures which depicted the ledge and slopes present on the property which precluded him from putting an addition in other areas. Mr. Barry also submitted a letter of support from his next-door neighbor, Michael Sergi, located at 4 Morehouse Road , as the project was minimal and would increase neighborhood values. No one from the public spoke for or against the application. The Acting Chairman declared the public hearing closed.

Motion was made by Scott Charmoy, seconded by Victor George, to approve the application for variance, Z-18-5219-04, Lynn Erazmus and Patrick Barry, 6 Morehouse, Road, Easton, CT, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for a two-story addition on a portion of an existing non-conforming dwelling 25.8 ft.. in-lieu-of 40 ft., side yard setback, the stated hardship being the fact that the proposed two story addition is to an existing non-conforming dwelling; the existence of ledge outcropping and slopes on this property, as evidenced by pictures submitted at the public hearing; the creation of a safer dwelling by constructing the new foundation and the addition of a secondary egress to the dwelling; and the fact that the proposed encroachment is diminutive in nature and will increase neighborhood values, as evidenced by the letter from the next door neighbor in support of the minimal project. The vote was unanimous, 5-0, motion carried.

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3. Minutes: Minutes of June 4, 2018 Easton Zoning Board of Appeals
Motion was made by Maureen Williams, seconded by Scott Charmoy, to approve the minutes for the Easton Zoning Board of Appeals May 7, 2018 Meeting with two changes on page 1: in paragraph 1, second to last line, the sentence should read "No one from the public spoke for or against the application."; and in paragraph 2, Charles Lynch made the motion and Maureen Williams seconded the motion. The vote was unanimous, 5-0, motion carried.
4. Old Business: None
5. New Business: None
6. Meeting Adjourned: Motion was made by Scott Charmoy, seconded by Charles Lynch, to adjourn the meeting at approximately 6:15PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary