



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

**MINUTES OF DECEMBER 12, 2022 REGULAR IN-PERSON MEETING OF THE
EASTON ZONING BOARD OF APPEALS MEETING**

Regular Members present: Thomas Dollard, Victor George, Elisabeth Burns, Stephanie Christie
Regular Members absent: James Wright
Alternate Member present: Charles Lynch
Alternate Member absent: Scott Charmoy, Davis Owen
Town staff present: Karen Velky (P&Z/ZBA Clerk)
Location: Conference Room A, Easton Town Hall

Acting Chairman Dollard called the Regular Meeting to order at 5:30 pm.

PUBLIC HEARINGS

ZBA-22-03: 145 Westport Rd, C. Bowles – The applicant requested a Variance of the setback under Section 3530, Yard Setback Requirements (37.4ft in lieu of 50ft), in the Easton Zoning Regulations. This request is to allow for a 2nd story addition to an existing non-conforming structure, no further encroachment of the footprint. A copy of the application and corresponding documents are on file in the office of the Easton Town Clerk and on the Easton Town web-site attached to the legal notice posted by Zoning Board of Appeals.

- Chris Bowles (property owner) was in attendance along with Joe Cugno (architect) who made a presentation of the proposal and answered questions from Board Members.
- Corresponding documents submission for the record:
 - a. 145 Westport Road Survey – dated 08/20/2022.
 - b. Building Notes and Details for 145 Westport Rd submitted by Joe Cugno.
 - c. ZBA Application for Variance to Zoning Regulations including fees.
 - d. 250' Abutters List for notifications.
 - e. Land Use Property Owner Authorization signed by C. Bowles.
 - f. Department comments received by 1) Conservation Commission – WEO Mark DeLieto stating no wetland impact on this request.
 - g. Certified mail receipts mailed 11/15/2022 to neighbors, CT Dept of Public Health and Aquarion Water Company.
 - h. Legal notice run in Fairfield Citizen 12/02/2022 & 12/09/2022.
- **MOTION:** Public hearing was closed and motion was made by Board Member Lynch (2nd by Board Member Burns) to grant the Variance Application as the dwelling is a non-conforming pre-existing structure and the proposed improvements and update of the residence will not encroach any further on setbacks.
 - a. Vote: Aye – 4; Nay – 0; Abstain – 0



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

ZBA-22-04: 56 Deepwood Rd, J. Hufcut – The applicant requested a Variance of the setback under Section 3530, Yard Setback Requirements (10.1ft in lieu of 40ft right and 10.1 ft in lieu of 40ft in rear), in the Easton Zoning Regulations. This request is to allow for a 40' x 30' accessory structure (barn) in the eastern corner of the property to leverage the existing driveway. A copy of the application and corresponding documents are on file in the office of the Easton Town Clerk and on the Easton Town web-site attached to the legal notice posted by Zoning Board of Appeals.

- John Hufcut (property owner) was in attendance and made a presentation of the proposal and answered questions from Board Members.
- Corresponding documents submission for the record:
 - b. 56 Deepwood Rd Survey – revision date 09/09/2022.
 - c. Building Notes and Details for 56 Deepwood Rd.
 - d. ZBA Application for Variance to Zoning Regulations including fees.
 - e. 250' Abutters List for notifications.
 - f. Comments received by 1) Conservation Commission – WEO Mark DeLieto stating no wetland impact on this request at proposed location. 2) Joel Peskay – 60 Deepwood Rd.
 - g. Certified mail receipts mailed 11/15/2022 to neighbors, CT Dept of Public Health and Aquarion Water Company.
 - h. Legal notice run in Fairfield Citizen 12/02/2022 & 12/09/2022.
- **Public hearing will remain open and resume on 01/09/23.** Applicant will follow up with Conservation (possible wetland application) to determine whether other possible locations could be used that would not impact setbacks.

ZBA-22-05: 17 Sport Hill Parkway, L. Travaglini – The applicant requested a Variance of the setback under Section 3530, Yard Setback Requirements (17.9ft in lieu of right side 40ft), in the Easton Zoning Regulations. This request is for installation of a generator and supporting propane tanks (enclosed by wooden fencing to mitigate noise) within the setback on a existing non-conforming structure and lot. A copy of the application and corresponding documents are on file in the office of the Easton Town Clerk and on the Easton Town web-site attached to the legal notice posted by Zoning Board of Appeals.

- Laura Travaglini and Joseph Flattery (property owners) were in attendance and made a presentation of the proposal and answered questions from Board Members.
- Corresponding documents submission for the record:
 - i. 17 Sport Hill Pkwy Survey – dated 07/11/2022.
 - j. ZBA Application for Variance to Zoning Regulations including fees.
 - k. 250' Abutters List for notifications.
 - l. Certified mail receipts mailed 11/15/2022 to neighbors and Town of Fairfield.



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

- m. Comments received by 1) Conservation Commission – WEO Mark DeLieto stating no wetland impact on this request at proposed location.
- n. Legal notice run in Fairfield Citizen 12/02/2022 & 12/09/2022.

- **MOTION:** Public hearing was closed and motion was made by Vice-Chairman George (2nd by Board Member Lynch) to grant the Variance Application as the both the lot and dwelling are pre-existing non-conforming and the inability to locate the generator/propane tanks in a conforming location.
 - a. Vote: Aye – 4; Nay – 0; Abstain – 0

APPLICATIONS

ACTION: The below application was received by the ZBA and a public hearing has been scheduled for 01/09/22 during the regularly scheduled ZBA meeting.

- **ZBA-22-06, 15 Orchard Lane, F. Pacheco** - Addition to existing non-conforming dwelling on existing non-conforming lot.
 - o Variance application of Regulation: **3530 Yard Setback Requirements.**

NEW BUSINESS

No update

REVIEW AND APPROVE MINUTES

Minutes of Easton Board of Appeals Meeting 11/07/2022.

- **MOTION:** Chairman Dollard (2nd George): Approve the minutes as presented.
- Vote: Aye – 4; Nay – 0; Abstain – 0

OLD BUSINESS

No update

ADJOURNMENT

Chairman Dollard: Adjourned the meeting at 6:20 PM.