



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

**MINUTES OF MARCH 6, 2023 REGULAR IN-PERSON MEETING OF THE  
EASTON ZONING BOARD OF APPEALS MEETING**

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

Chairman Dollard called the Regular Meeting to order at 5:32 pm.

**PUBLIC HEARINGS**

**ZBA-22-04 56 Deepwood Rd, J. Hufcut** – Application for Variance of Section 3530, Yard Setback Requirements (10.1ft in lieu of 40ft side/rear-setback), of the Easton Zoning Regulations. This request is to allow for a 40' x 30' accessory structure (barn) to the eastern corner of the lot.

- John Hufcut (property owner) was in attendance and presented the proposal and answered questions from Board Members.
- Corresponding documents submission for the record:
  - a. 56 Deepwood Rd survey by Paul Brautigam from Brautigam Land Surveyors, P.C. – revision dated 01/31/2023.
  - b. Architectural Design example.
  - c. ZBA Application for Variance to Zoning Regulations including fees.
  - d. Letter of Intent from J. Hufcut & S. Riley.
  - e. Engineer letter from Fairfield County Engineering, LLC – Wayne D'Avanzo P.E.
  - f. 250' Abutters List of notifications.
  - g. Department comments received by 1) Conservation Commission – WEO Mark DeLieto stating no wetland impact on this request. 2) Conservation Commission – Chair Dori Wollen stating denial of proposal of structure in conservation easement.
  - h. Certified mail receipts mailed 01/15/2023 to neighbors, CT Dept of Public Health and Aquarion Water Company.
  - i. Legal notice run in Fairfield Citizen 12/02/2022 & 12/09/2022.
- **MOTION:** Public hearing was closed (5:55pm) and motion was made by Board Member Wright (2<sup>nd</sup> by Board Member Burns) to **deny** the Variance Application as the proposed accessory structure (barn) location creates a non-conforming structure on a conforming lot without exceptional or unusual hardship proven by the applicant per Easton Zoning Regulations. Application has potential alternatives to locate barn outside of setbacks.
  - a. Vote: Aye – 4; Nay – 0; Abstain – 1



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**APPLICATIONS**

- No new applications submitted.

**NEW BUSINESS**

- Revised meeting calendar beginning April 2023 – Distributed
  - Board agreed to move meeting to 1<sup>st</sup> Tuesday of the month, 5:30pm beginning 4/1/23.

**REVIEW AND APPROVE MINUTES**

Minutes of Easton Board of Appeals Meeting 01/09/2023.

- MOTION: Board Member George (2<sup>nd</sup> Charmoy): Approve the minutes as presented.
- Vote: Aye – 5; Nay – 0; Abstain – 0

**OLD BUSINESS**

- Board Member Charmoy would like clarification, preferably from the town attorney, on proper recording requirements for future decisions. – *no update*
- Board training requirements for ZBA members and when that will be scheduled.
  - Action: K. Velky to provide further clarification at next meeting.

**ADJOURNMENT**

Chairman Dollard: Adjourned the meeting at 6:00 PM.