

MINUTES OF OCTOBER 5, 2015 MEETING FOR THE  
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at approximately 5:30pm by Chairman John Harris.

Regular members present - John Harris, Dr. Mitchell Greenberg, Charles Lynch,  
Patricia Berlin and Victor George

Alternate members present - Gregory Alves and Thomas Dollard

Alternate members absent - Raymond Ganim

**1. Appointments:** None

- 2. Public Hearing:** Z-15-4905-01, Application by Cynthia Dutertre Mauborgne, 413 Westport Road, Easton, CT, requesting a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for the raising of the roof over a portion of the second floor of a pre-existing dwelling, 17.9 feet in lieu-of 40 feet, side yard setback, and 5.6 feet in-lieu-of 50feet, front yard setback and 32 feet in lieu-of 75 feet from the center line of Westport Road. Ms. Mauborgne presented the application and stated she had bought the house in foreclosure and that when she repaired the roof she slightly raised it in one area to make that area more useable. She submitted a photo of a closet area where she had raised the roof and stated that it had been raised because it was a very small area before and she had to bend to put her clothes in and would hit her head. It was also noted that the roof over the bathroom area had been slightly raised. Ms. Mauborgne stated that what she added was not beyond the existing footprint of the house.

It was noted that this area of Easton was 3-acre and that this lot was only approximately .45 acre. It was also noted that the house was built pre-zoning and sits in the front and side setback.

One person from the public, Pat Francis, of Center Road, spoke in favor of the application. The Chairman acknowledged that all five regular members were present and would be voting. The public hearing was closed.

- 3. Decision:** Motion was made by Patricia Berlin, seconded by Victor George, to grant the application for variance by Cynthia Dutertre Mauborgne, 413 Westport Road, Easton, CT, requesting a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for the raising of the roof over a portion of the second floor of a pre-existing dwelling, 17.9 feet in lieu-of 40 feet, side yard setback, and 5.6 feet in-lieu-of 50feet, front yard setback and 32 feet in lieu-of 75 feet from the center line of Westport Road, the hardship being the fact that the lot is undersized and the dwelling existed prior to the Easton Zoning Regulations and is non-conforming as to its location on the property and the proposed addition is within the existing footprint of the dwelling and will not further encroach on the existing setbacks. The vote was unanimous, 5-0, motion carried.

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4. **Minutes:** Minutes for July 6, 2015  
Motion was made by Victor George, seconded by Charles Lynch, to approve the minutes for July 6, 2015 as filed. The vote was unanimous, 5-0, motion carried.
5. **Old Business:** The Chairman noted that the Board might not have a meeting in November and that since Dr. Mitchell Greenberg would not be running again for regular member of the Easton Zoning Board of Appeals, he wanted to commend and thank him for his many years of service.
6. **Meeting Adjourned:** Motion was made by Victor George, seconded by Patricia Berlin, to adjourn the meeting at approximately 6:30PM. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary