

MINUTES OF APRIL 9, 2018 SPECIAL MEETING OF THE
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at approximately 5:33pm by Chairman John Harris.
Regular members present - John Harris, Maureen Williams, Victor George, Charles
Lynch and Raymond Ganim

Alternate members present - Thomas Dollard and Dr. Mitchell Greenberg

For the record: The Chairman noted that Maureen Williams had been made a regular
voting member and that a new alternate, Scott Charmoy, had just been
appointed to the Board by the Board of Selectmen.

1. Appointments: None
2. Public Hearings:

Z-18-5182-01, Mary X. And Nathaniel S. Yordon, and Anne and Thomas F. Hughes Jr., 67 North Street, Easton, CT for a variance of Article 4, Sect./Para. 4.1.1 of the Easton Zoning Regulations to allow for the expansion of a dwelling on a lot that contains two dwellings, which is an expansion of a non-conforming use. A copy of the application is on file in the Town Clerk's Office. The Chairman read the legal notice for the record and stated the procedure for the meeting. Board member Maureen Williams did not participate as she believed there could be a perceived conflict. Dr. Mitchell Greenberg was appointed to vote for Maureen Williams on this item. Present at the meeting was one of the owners, Mary Yordon, who presented the application. Owner Thomas Hughes was also present. Ms. Yordon recounted the history of the property and stated that they had purchased the property with the existing non-conformity, two dwellings on one lot. It was noted that a variance for subdivision had been applied for in 1995 and had been denied by the Zoning Board of Appeals. Therefore, short of removing one of the houses there is no way to bring this property in compliance with Zoning Regulation 4.1.1 so the owners are seeking a variance. Ms. Yordon noted that while the plan calls for an expansion of the footprint, it does not allow or prepare for an increase in the number of inhabitants and does not further encroach on the required setbacks. Ms. Yordon further noted that the additions would provide for a safer, more modern, and efficient use of the property by bringing up to code the fire, electric and passageways of the dwelling. Ms. Yordon noted that the additions would have a positive effect on surrounding property values and that the work proposed was consistent with the existing house and other houses in the area. Ms. Yordon submitted three letters from her neighbors in support of the application:

1. Laura and Steve Alma, 25 North Street
2. Mary and Paul Pronovost, 5 Hunting Ridge Road
3. Norma and Francisco Acosta, 34 North Street

The Chairman noted Section 8.2.3 of the Easton Zoning Regulations Continuance of Non-conformities, Non-conforming Use. The Board discussed whether the proposed additions were an expansion of a non-conforming use and whether a hardship had been shown by the owners/applicants. No one spoke for or against the application. The public hearing was closed.

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3. Decision: Motion was made by Raymond Ganim, seconded by Victor George to approve the application for variance, the stated hardship being the fact that the proposed additions are being constructed on a pre-existing structure built in 1770 which pre-dates the Easton Zoning Regulations, the proposed additions do not further encroach on the existing setbacks and the changes proposed would increase the safety of the home as to fire, electric and passageway. After more discussion the motion was further amended by Raymond Ganim, seconded by Victor George, to include that this application pertains to the original dwelling on this lot, built in 1770, and that this approval pertains to the original dwelling and not the second dwelling built in 1947. The vote was unanimous, 5-0, motion carried.
4. Minutes: Minutes for December 4, 2017
Motion was made by Victor George, seconded by Maureen Williams, to approve the minutes for the Easton Zoning Board of Appeals for December 4, 2017 as filed. Maureen Williams voted for herself as Dr. Mitchell Greenberg did not attend that meeting. Raymond Ganim did not attend that meeting; Tom Dollard voted in his place. The vote was unanimous, 5-0, motion carried.
5. Meeting Adjourned: Motion was made by Raymond Ganim, seconded by Victor George, to adjourn the meeting at approximately 6:30PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary