

EAST HAMPTON ZONING BOARD OF APPEALS
Regular Meeting
March 9, 2020
Town Hall Meeting Room

DRAFT MINUTES

1. **Call to Order:** Chairman Walton called the meeting to order at 7:00 pm.
2. **Seating of Alternates:**

Present: Chairman Matthew Walton, Vice-Chairman Spack, Regular Members:
George Pfaffenbach, Margaret Jacobson and Alternate Member Robert Hines
Absent: Vincent Jacobson
3. **Legal Notice:**

Staff read the March 9, 2020 Legal Notice into the record.
4. **Approval of Minutes:**
 - A. **February 10, 2020 Regular Meeting** – Mr. Pfaffenbach made a motion to accept the February 10, 2020 minutes as written. The motion was seconded by Vice-Chairman Spack. *Vote: 5-Yes; 0-No. The motion passed.*
5. **Applications:**
 - A. **ZBA-20-002, American Equities, 35 West Point Road**, to reduce the north side setback from 25' to 14.6', reduce the south side setback from 25' to 4.4' and to reduce the east side (rear) setback from 25' to 9.0' to construct a 38' x 29' storage garage. Map 05A/Block 84/Lot 1. Attorney Furey from Bristol, CT. presented. The proposal is for a storage garage for equipment, decorations, etc and not for vehicle storage. The applicant reached out to the abutters who requested buffers which will be honored. There were 2 letters of support from 2 of the abutters which will be submitted with the minutes. There is a grade south to north on the property which goes up quite a bit creating a hardship. There was a discussion about the definition of garage in a commercial zone as it appears in the Regulations – in the Regulations, “garage” is not mentioned but “storage” is. Attorney Furey re-iterated that the intended use is for equipment storage and not for vehicle storage and a written “intended use” will be submitted to Town Staff. Ms. Jacobson made a motion to approve ZBA-20-002, American Equities, 35 West Point Road, to reduce the north side setback from 25' to 14.6', reduce the south side setback from 25' to 4.4' and to reduce the east side (rear) setback from 25' to 9.0' to construct a 38' x 39' storage garage Map 05A/Block 84/Lot 1. The motion was seconded by Mr. Pfaffenbach. *Vote: 5-Yes; 0-No.*
6. **New Business:** None
7. **Old Business:** Review of the Bylaws – Chairman Walton stated that he had no suggested changes or recommendations. When the document is ready to post on the website, Chairman Walton would like the posting date noted on the Bylaw form.
8. **Adjournment:** Mr. Pfaffenbach made a motion to adjourn at 7:23 p.m. The motion was seconded by Ms. Jacobson. The vote was unanimous in favor.

Respectfully Submitted,
Christine Castonguay
Recording Secretary