

EAST HAMPTON ZONING BOARD OF APPEALS

**Regular Meeting
October 19, 2020
Virtual Meeting**

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 Member: George Pfaffenbach, and Alternate Members John Tuttle and Robert Hines.

Absent: Vincent and Margaret Jacobson.

Mr. Pfaffenbach made a motion to seat Alternate members John Tuttle and Robert Hines. The motion was seconded by Chairman Walton. *Vote: 5-0*

3. Legal Notice:

Staff read the October 19, 2020 Legal Notice into the record.

4. Approval of Minutes:

A. September 14, 2020 Regular Meeting – Vice-Chairman Spack made a motion to approve the September 14, 2020 meeting minutes as written. The motion was seconded by Mr. Tuttle.

Vote: 5-0

At this time, Chairman Walton explained how to navigate through the ZOOM meeting and read aloud a public statement for the purpose of a variance.

5. Applications:

A. Application ZBA-20-012, John Uliano, 29 Pocotopaug Drive, to increase the lot coverage from 10% to 14.7% to install a 35' x 14'8" pool and a 30' x 15' pool house. Map 25/Block 64/Lot 20A-1. Mr. Uliano presented. He explained that he would like to construct a pool and pool house but will be over the allowed lot coverage but that there are wetlands and a conservation easement in the rear of his property therefore he believes that the runoff from the additional coverage will not be detrimental to the wetlands or the property. He added that he does not have plans for the pool house because he has not decided on the size or style yet but that he requested 30' x 15' because he assumed that it would be the maximum amount allowed for the coverage. Part of the pool house will be open and on top of impervious pavers and the other portion will be closed for storage. Chairman Walton explained that per the Regulations, an accessory structure is not considered a hardship and that the true hardship would be that he is already at his maximum lot coverage. There was a brief discussion about decreasing the size of the pool house. Pam Titus of 74 Pocotopaug Drive spoke in favor of the application. There were no further public comments. Mr. Tuttle made a motion to approve Application ZBA-20-012 as submitted: to increase the lot coverage from 10% to 14.7% to install a 35' x 14'8" pool and a 30' x 15' pool house. The motion was seconded by Mr. Pfaffenbach. *Vote: 4-Yes; 1-No (Chairman Walton).*

B. Application ZBA-20-013, Andrew & Elizabeth Priest, 19 Hawthorne Rd., to reduce the east side setback from 13' to 7.5' to construct a 1 car garage. Map 10A/Block 82/Lot 28A. Mrs. Priest explained that the house was built but not the garage. They are getting ready to build the garage and decided to move the garage from where it was originally proposed to being in line

with the house which will give them more space and reduce the lot coverage. They received a variance in 2015 for the for the original plan but are asking for another variance for the new garage location. She went on to explain that the garage will be smaller and further from the road and it will be easier to access for emergency personnel and it will look better. Chairman Walton commented that the hardship is the lot being narrow. There were no public comments. Mr. Pfaffenbach made a motion to approve Application ZBA-20-013 for a smaller garage and new location because it reduces the lot coverage from the prior variance approval. The motion was seconded by Mr. Tuttle. **Vote: 5-0**

C. Application ZBA-20-014, Brian & Elise Montanari, 47 Bay Rd., to increase the lot coverage from 20% to 25% to place a 12' x 16' shed. Map 09A/Block 70/Lot 32. Mr. Montanari stated that the existing 8' x 10' shed was damaged during a storm and that he would like to replace it with a 12' x 16' shed but that he will be over the allowed 20% lot coverage. He was not aware that the shed that existed was over the 20% coverage allowed therefore he is seeking the variance to replace the shed with a larger one. He explained that the hardship is that he was already over the allowed amount and that the larger size shed is needed to keep the property clean by storing equipment. Mr. Tuttle expressed his concerns about the larger shed being so close to the lake and the possibility of runoff from the asphalt roof going to the lake. Mr. Montanari explained that he cannot place it by the road due to the steep slope and if he moves it farther away from the lake then he will have to dig into the slope to level the area. Chairman Walton stated that the applicants hardship is the topography of the land. Doreen Nablo of 43 Bay Road spoke in favor of the application and also submitted an email of support that will be filed with the minutes. There were no further public comments. Mr. Pfaffenbach made a motion to approve Application ZBA-20-014. Mr. Hines seconded the motion . **Vote: 5-0**

6. **New Business:** The members had a brief discussion about lot coverage and zoning..
7. **Old Business:** None.
8. **Adjournment:** Mr. Pfaffenbach made a motion to adjourn at 8:08 p.m., seconded by Vice-Chairman Spack. **Vote: 5-0**

Respectfully Submitted,

Christine Castonguay
Recording Secretary