

**East Hampton Zoning Board of Appeals
Regular Meeting
March 13, 2017
Town Hall Meeting Room**

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| Approved Minutes |
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1. **Call to Order:** Mr. Walton called the meeting to order at 7:00 p.m.

A motion was made by Mr. Nucifora to elect a Presiding Chairman. The motion was seconded by Ms. Jacobson. The vote was unanimous in favor.

Mr. Nucifora made a motion to nominate Mr. Walton as Presiding Chairman. The motion was seconded by Ms. Jacobson. The vote was unanimous in favor.

Mr. Nucifora made a motion to elect Mr. Walton as Presiding Chairman. The motion was seconded by Ms. Jacobson. The vote was unanimous in favor.

2. **Seating of the Alternates:**

Present: Chairman Walton, Alternate Members Margaret Jacobson, Sal Nucifora, Brian Spack and Planning and Zoning Official Jeremy DeCarli were present.

Chairman Walton seated Alternates Mr. Nucifora, Ms. Jacobson and Mr. Spack at this time.

Absent: Chairman Nichols, Robert Hines, Melinda Powell and Vincent Jacobson.

3. **Election of Officers:** Tabled until the next regularly scheduled meeting.

4. **Legal Notice:** Staff read the legal notice into the record.

5. **Approval of Minutes:**

A. December 12, 2016 Regular Meeting:

Mr. Nucifora moved to approve the Minutes of the December 12, 2016 meeting as written. The motion was seconded by Ms. Jacobson. The motion carried unanimously.

6. **Application:**

A. Application of Glen Threlfall of 14 Mark Twain Dr., to reduce the front yard setback from 25' to 7'3" to construct a deck. Map 10A/ Block 81/ Lot 19. Mr. Threlfall stated that he wants to build a deck off his bedroom. Chairman Walton expressed his concerns about the deck being 7' 3" from the road. Mr. Threlfall explained that the framework for the deck is done and that he did not have a site survey initially when he the framing took place and that he made his calculations from the curb which he was later informed that it should have been from the center of the road. Mr. Nucifora made a motion to approve the application of Glen Threlfall of 14 Mark Twain Dr., to reduce the front yard setback from 25' to 7'3". The motion was seconded by Mr. Spack. **Vote: 4-Yes; 0-No. Motion passed.**

B. Application of William and Susan McCann of 41 Middle Haddam Rd., to reduce the north side yard setback from 25' to 10' and the rear setback from 50' to 10' to accommodate a barn/garage. Map 02/ Block 9/ Lot 9D. Mr. McCann presented to the members. He referred to the site plan to show them where the proposed barn/garage will be constructed. He explained that it was the most ideal place to put the barn/garage because of where the existing well and septic are and with the

reduced setback it will give them more room for vehicles to maneuver and turn around as opposed to parking on the state road. Chairman Walton asked for any comments from the public. There were none. Ms. Jacobson made a motion to approve the variance to reduce the north side yard setback from 25' to 10' and the rear setback from 50' to 10'. The motion was seconded by Mr. Nucifora. **Vote: 4-Yes; 0-No. Motion passed.**

C. Application of Michael Tanca of 15 Wangonk Trail, to reduce the south side yard setback from 15' to 10' to construct a 7' x 10' kitchen. Map 09A/ Block 70C/ Lot 20. There was no one here this evening to present this application to the board. Mr. Nucifora made a motion to continue the application of Michael Tanca of 15 Wangonk Trail to the next regularly scheduled meeting. The motion was seconded by Ms. Jacobson. **Vote: 4-Yes; 0-No. Motion passed.**

D. Application of Stacey Golub/CT Draft Horse Rescue of 113 Chestnut Hill Rd., to reduce the north and south side setbacks from 100' to 40' for animal enclosures as required under Section 8.4 D Commercial Stables. Map 13/ Block 22/ Lot 4 and 4-2. Ms. Golub presented to the members. She provided a brief explanation of the CT Draft Horse Rescue and explained that they need to vacate the property that they are currently leasing and are negotiating a lease for 2 parcels of land on 113 Chestnut Hill Rd. She is asking for a variance to reduce the north and south setbacks from 100' to 40' to accommodate animal enclosures, a barn, fences and a riding ring. She stated that the land has historically been farm land and that the front parcel is a hayfield and that they would like to preserve the grass in that area to maximize pasture space. She went on to add that she will not be residing on the property and that the condemned home that currently exists will be demolished. The land will be used for the horse rescue and commercial events related to the horses. There were 4 volunteers of the horse rescue who spoke in favor of the application as well as Mr. Markham who confirmed that the land has been farmland for over 250 years. Mr. Nucifora made a motion to approve the variance to reduce both side yard setbacks from 100' to 40'. The motion was seconded by Mr. Spack. **Vote: 4-Yes; 0-No. Motion passed.**

7. **New Business:** None.

8. **Old Business:** None.

9. **Adjournment:** Ms. Jacobson made a motion to adjourn at 7:40 p.m. The vote was unanimous in favor. Meeting adjourned.

Respectfully Submitted,

Christine Castonguay
Recording Secretary