

EAST HAMPTON ZONING BOARD OF APPEALS
Regular Meeting
October 16, 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 7:00pm.

Mr. Jacobson made a motion to appoint Mr. Walton as Chairman Pro Tem. The motion was seconded by Mr. Spack. Vote: 5-0.

- 2. Seating of Alternates**

Present: Chairman Pro Tem Matthew Walton, Regular Member Robert Hines, Mr. Jacobson, Ms. Powell; Alternates Brian Spack and Margaret Jacobson.

Absent: Charles Nichols and Sal Nucifora.

Chairman Pro Tem Walton seated Mr. Spack at this time.

- 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. August 14, 2017 Regular Meeting

Chairman Pro Tem Walton made a motion to table the approval of the August 14, 2017 minutes until the next regular scheduled meeting on November 13, 2017. The motion was seconded by Mr. Spack. Vote: 5-Yes; 0-No. The motion passed.

- 6. Applications:**

A. Application of Stacey Golub/CT Draft Horse Rescue of 113 Chestnut Hill Rd., to reduce front setback (east side) from 100' to 40' to fence pasture for horses. Reduce the front setback from 50' to 30' to replace existing house with an accessory building. Map 13/Block 22/Lot 4. Ms. Golub presented to the Commission. She stated that they would like to use more of the hayfield in front so they would like to reduce the front setback to 40' so they can fence the pasture for the horses. She stated that they will be demolishing the existing house and would like to replace it with an accessory building in the footprint (the accessory structure will be a little wider than the original footprint) therefore she is requesting a reduction of the front setback from 50' to 30'. She went on to add that the location is ideal due to the slope of the land. Ms. Powell made a motion to approve the variances as stated in the application of Stacey Golub/CT Draft Horse Rescue, 113 Chestnut Hill Rd., to reduce the front setback from 100' to 40' for animal enclosures and to reduce the front setback from 50' to 30' to replace the existing house with an accessory building and to add a note that the application is specific for non-profit use and not commercial. Map 13/Block 22/Lot 4. The motion was seconded by Mr. Jacobson. *Vote: 5-Yes; 0-No. The motion passed.*

B. Application of Robert & Michelle Currier of 172 Lake Dr., for 23' at end of driveway to place a moveable pre-fab structure to use as a garage. Map 09A/Block 70B/Lot 11. Mr. Currier presented to the members. He stated that the property is 70' wide in front,

500' long and tapers in. There is currently a 34' long woodshed at the end of the driveway which he would like to take apart and replace it with a pre-fab 36 x 14 structure that models the look of the house. He referred to the site plan and said it cannot be placed in the middle of the property due to the leaching fields. The current shed is on the property line and the proposed structure would be 2' off the property line and that the variance is the only option due to the width of the property. A brief discussion followed about the language used on the application to explain the variance that is being requested. Chairman Pro Tem Walton felt that the language was misleading and could be misinterpreted and was concerned with the legalities. There was discussion about possibly re-posting the notice with the correct language and postponing the application to the next regularly scheduled meeting or making a motion to approve it. Mr. Spack explained to the members that the applicant is asking for a 25' setback to be reduced to 2'. Ms. Powell made a motion to approve a variance requested by Robert and Michelle Currier of 172 Lake Dr. to reduce the setback from 25' to 2' which is a 23' variance to install a one car garage without a foundation. Chairman Pro Tem Walton seconded the motion. *Vote: 5-Yes; 0-No. The motion passed.*

C. Application of Cary & Sharon Rollins 18 West Point Rd., to add 165 sq. ft. for a complete driveway. Map 05A/Block 83/Lot 12. Sharon presented to the members. She stated that the Town requires a 10' apron at the end of the driveway so she is requesting another 165' to finish the driveway to include the required apron. She provided the members with photos of the driveway and explained that the property is small and the single driveway is small. Mr. Spack stated that he has spoken with Dean Michelson from Public Works and said that Dean is requiring a 10 x 20 apron at the end of the driveway for erosion control purposes. Mr. Spack made a motion to accept the variance for Cary and Sharon Rollins 18 West Point Rd., to add 165 sq. ft. for a complete driveway. Map 05A/Block 83/Lot 12. The motion was seconded by Mr. Jacobson. *Vote: 5-Yes; 0-No. The motion passed.*

7. **New Business:** Mr. Spack suggested speaking with staff about the ZBA Application process and articulating the purpose of the variance.
8. **Old Business:** None.
9. **Adjournment:**

Chairman Pro Tem Walton made a motion to adjourn the meeting. The motion was seconded by Mr. Spack. Vote: 5-Yes; 0-No. The meeting adjourned at 7:58 pm.

Respectfully Submitted,

Christine Castonguay
Recording Secretary