

East Hampton Zoning Board of Appeals
Regular Meeting
March 12, 2012
Town Hall Meeting Room
7:00 P.M.
Approved Minutes

1. **Call to Order:** Vice Chairman Flannery called the ZBA Meeting of March 12, 2012 to order at 7:00PM.

Members Present: Vice Chairman Brendan Flannery, Vincent Jacobson, and Dennis Wall, and Don Martin

Alternate Members Present: Robert Hines, Tom Keegan and Lori Wilcox

Absent: Chairman Nichols

Staff Present: James P. Carey, Administrator Planning, Zoning & Building

2. **Seating of the Alternates:** Vice Chairman Flannery seated Alternate Member Lori Wilcox.

3. **Legal Notice:** Mr. Carey read the legal notice in to the record.

4. **Approval of Minutes.**

- a. **February 13, 2012 Regular Meeting:**

Mr. Martin moved, and Mr. Wall seconded, to approve the minutes of the February 13, 2011 meeting. With the following corrections:

Don Martin was absent and Robert Hines was seated.

The motion carried unanimously.

5. **Application William Reese, 3 Middle Haddam Road, to reduce the rear-yard setback from 50' to 10', to move and reconstruct existing garage onto owners' property. M01C/B9/L4:**

Mr. Reese was before the ZBA was requesting a variance to move the existing garage that is currently on the neighbor's property back onto their own parcel. The proposed new building is 30' x 18' single story.

Vice Chairman Flannery asked if there was anyone to speak in favor or against this application. There was no one present to speak for or against this application.

Justin Brochu, 1 Old Depot Hill Road. The existing garage is currently on Mr. Brochu's property, and is in favor of moving this structure.

Mr. Martin moved to closed the public portion of this hearing. The motion was seconded by Mr. Wall. The motion passed unanimously.

Mr. Keegan asked for clarification of the septic which is in front of the home.

Mr. Carey stated the applicant is trying to intersect with the existing driveway. The owner wanted to continue to use the existing driveway as it was, rather than disturb the property and create a new driveway location.

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Mr. Martin moved to approve the application William Reese, 3 Middle Haddam Road, to reduce the rear-yard setback from 50' to 10', to move and reconstruct existing garage onto owners' property. M01C/B9/L4, with the hardship being moving it off of the neighbor's property. Motion was seconded by Ms. Wilcox. The motion passed unanimously.

6. Application of Lawrence & Lisa Harvey, 193 Hog Hill Road, to reduce the side-yard setback from 25' to 15', to construct a garage. M07/B21/L12A-1

Lisa Harvey was before the agency requesting this variance to construct a garage. Currently the North side of the home would be the best location, however this is where the septic system. They are proposing to put the driveway around the septic.

Vice Chairman Flannery asked if there was anyone to speak in favor or against this application. Hearing none;

Mr. Flannery moved to close the public portion of this hearing for further discussion. The motion was seconded by Mr. Jacobson. The motion passed unanimously.

Mr. Wall moved to approve the application of Lawrence & Lisa Harvey, 193 Hog Hill Road, to reduce the side-yard setback from 25' to 15', to construct a garage. M07/B21/L12A, with the hardship being the location of the septic and the terrain. The motion was seconded by Mr. Jacobson. The motion passed unanimously.

6. Election of Officers:

Mr. Flannery moved to nominate Charlie Nichols as Chairman. Motion was seconded by Mr. Jacobson. Hearing no other nominations; the motion passed unanimously.

Mr. Wall moved to nominate Brendan Flannery as Vice Chairman. Motion was seconded by Mr. Jacobson. Hearing no other nominations; the motion passed unanimously.

7. Old Business: None

8. Communications: None

9. New Business: Mr. Flannery advised the agency of the report that has been received by the town regarding 68 Spellman Point Road. Mr. Flannery suggested members of the Agency contact the town managers office and obtain a copy of this report,

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review, and keep in mind the suggestions provided when making a motion and the standard procedures.

When making a motion for the ZBA, the following needs to be stated:

- State the motion is either approved or denied
- Application
- State the name and address of the applicant
- State the variance that is being requested
- The reason for acceptance or denial needs to be stated
- The hardship
- Conditions (if any) that are set forth

10. Adjournment

Mr. Martin moved to adjourn the ZBA meeting. The motion was seconded by Mr. Jacobson. The motion carried unanimously. Meeting Adjourned: 7:35PM.

Respectfully Submitted

Kamey Peterson
Recording Secretary