

East Hampton Zoning Board of Appeals
February 10, 2014
Town Hall Meeting Room
7:00 P.M.
Approved Minutes

Call to Order: Chairman Nichols called the ZBA Meeting of February 10, 2014 to order at 7:00PM.

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

Alternate Members Present: Margaret Jacobson, Robert Hines & Melinda Powell

Absent:

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

Seating of the Alternates: Not Required.

Legal Notice: Mr. Carey read the legal into the record.

Mr. Martin moved to approve the posted legal notice. Motion was seconded by Mr. Wall.

The motion carried unanimously.

Approval of Minutes.

a. January 13, 2014 Regular Meeting:

Mr. Flannery moved, and Mr. Wall seconded, to approve the minutes of the January 13, 2014 meeting.

The motion carried unanimously.

Application of Lloyd & Laura Boutilier, 1 Day Point Road, Unit 1; Section 6.1 of the zoning regulations, to reduce the front yard setback from 25' to 7' to construct an addition. M10A/B83/L28, in a R1 zone.

Attorney Len Jacobs, representing Mr. & Mrs. Boutilier reviewed the plans proposed for 1 Day Point Road. This is a common interested community and the unit being discussed is Unit 1. Attorney Jacobs stated the intent for this variance is to construct a two car garage and an expansion of the remainder of the home to use the home as a year round residence. The hardship stated is the location of the existing sewer line was discussed and the location of the line which prevents the homeowners from putting their addition in that location.

Attorney Jacobs then provided the agency with an alternative plan showing the driveway coming farther North on Old Marlborough Road. The driveway in this plan is more narrow, and the driveway comes into the new addition, allowing the cars to pull in facing forward, however when they back out, they are able to turn around in the driveway and pull out onto Old Marlborough Road facing forward. If this application is chosen, and the agency votes in favor, the applicant is requesting the additional width of 2 feet be added back to the addition on the application as previously presented.

Chairman Nichols asked if there was anyone from the public present to speak against this application. Hearing none-

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Chairman Nichols asked if there was anyone from the public present to speak in favor of this application. Hearing none-

Mr. Martin moved to close the public portion of this hearing. The motion was seconded by Mr. Jacobson.

The motion passed unanimously.

Mr. Flannery made a motion to grant the variance as presented in the second option where the driveway is moved to the North, and allowing the applicant if they so desire to build the garage at 24', which would result in a 5' setback on the South side of the property. The motion was seconded by Mr. Martin.

The motion passed unanimously.

Application of Custom Auto LLC, 1 Sinco Place, Unit A-9; Section 7.7.2I of the zoning regulations, to grant approval as required by CT General Statutes, to allow a garage for sales/repair of motor vehicles.

Correction to this application variance request- The variance requested is of Section 13.1 and 13.3.

Mr. MacEachern, owner of Custom Auto LLC was before the agency to request the variance to obtain a used car license to export cars; purchase salvage cars at the auction, 3 at a time, repair them at the shop and they are then shipped out.

Chairman Nichols asked if there was anyone from the public present to speak against this application. Hearing none-

Chairman Nichols asked if there was anyone from the public present to speak in favor of this application. Hearing none-

Mr. Martin made a motion to grant the application of Custom Auto, LLC, 1 Sinco Place, Unit A-9; section 13.1 and 13.3 of the zoning regulations, to grant approval as required by CT General Statutes, to allow a garage for sale/repair of motor vehicles and in an office/building area less than 1500sf. The motion was seconded by Mr. Flannery.

The motion passed unanimously.

Old Business: None

Communications: None

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New Business:

Mr. Flannery made a motion to add Election of Officers to the Agenda under New Business. The motion was seconded by Mr. Martin.

The motion passed unanimously.

a. Election of Officers

Mr. Flannery made a motion to nominate Charles Nichols as Chairman to the Zoning Board of Appeals for the year 2014. The motion was seconded by Mr. Wall.

The motion carried unanimously.

Mr. Nichols made a motion to nominate Brendan Flannery as Vice Chairman to the Zoning Board of Appeals for the year 2014. The motion was seconded by Mr. Martin.

The motion carried unanimously.

Adjournment

Mr. Wall moved to adjourn the ZBA meeting. The motion was seconded by Mr. Martin. The motion carried unanimously. Meeting Adjourned 7:28PM.

Respectfully Submitted

**Kamey Cavanaugh
Recording Secretary**