

**East Hampton Zoning Board of Appeals
Regular Meeting
November 10, 2014
Town Hall Meeting Room**

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| Unapproved Minutes |
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1. **Call to Order:** Chairman Nichols called the meeting to order at 7:00 P.M.

Present: Chairman Charles Nichols, Members Vincent Jacobson, Don Martin, Dennis Wall, Alternate Members Robert Hines, Margaret Jacobson, and Planning, Zoning, and Building Administrator James Carey were present.

Absent: Vice Chairman Brendan Flannery and Alternate Member Melinda Powell were not present.

2. **Seating of the Alternates:** The Chairman seated Margaret Jacobson.

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

4. **Approval of Minutes:**

A. August 11, 2014 Regular Meeting:

Mr. Martin moved, and Ms. Jacobson seconded, to approve the minutes of the August 11, 2014 meeting. The motion carried unanimously.

5. **Application of THAC LLC, 9 Old Coach Road,** to Consider Relief from Section 8.3.B.b and Section 4.4.E, to Correct Non-Conformities Caused When the Town of East Hampton Abandoned a Portion of the Road - Map 12/Block 33/Lot 4B:

Mr. Carey explained to the Board that the non-conformity in question began many years ago when the Town chose to stop maintaining the road from approximately 100' prior to the frontage of the subject property. The subject parcel had, at the time it was created, well over the required 100' of frontage. When the town abandoned the southerly portion of Old Coach Road the lot became a rear lot. It is conforming in minimum area, width, depth, coverage, and setbacks for a rear lot. The driveway to the property is, and has been, on an easement through 7 and 11 Old Coach Road. The new owner, THAC LLC, is interested in correcting this non-conformity before it becomes a concern.

Charles Dutch, Dutch & Associates Land Surveyors of Colchester, was present to discuss the application with the board. He provided the Board with the Quit-Claim Deed for the Town's acquisition of the road, the corresponding road survey, the original subdivision map by Fred Hayes, and the right-of-way easement.

Tony Flannery, THAC LLC, was also present to discuss future plans for this and an adjacent lot. He told the Board that the State is using his site as an example of how to correctly clean up an old junkyard. The Board, Mr. Carey, Mr. Dutch, and Mr. Flannery discussed the application.

The Chairman opened the meeting to the public at this time by asking if there was anyone present to speak in favor of this application.

Bob Perreault, 8 Old Coach Road, was present and discussed his pleasure with the way that the new owner has improved the area. He discussed his dislike of the trucks using the road to access the recycling center at 24 Old Coach.

Mr. Flannery explained that he has used 35 100yd tractor trailer loads to remove the tires that have been stored here for many years.

Mr. Carey explained that the hope of the applicant is to work with the owners of the East Hampton Aggregates LLC and bring the recycling trucks through the Industrial Zone rather than the residential road that has historically been impacted by this activity.

The Chairman asked if there was anyone to speak against this application. There being none he closed the public hearing.

Mr. Wall moved, and Ms. Jacobson seconded, to provide relief to THAC, LLC, 9 Old Coach Road, from Section No. 8.3.B.b, Interior Lots – Access, and Section No. 4.4.E, Dimensional and Area Standards – Minimum Frontage, to correct the non-conformities caused when the Town of East Hampton abandoned a Portion of the Road. Motion carried unanimously.

6. **New Business:** Mr. Carey introduced Christina Soulagnet to the Board and explained that she would be working with his Department in the future. The Board welcomed Ms. Soulagnet.
7. **Old Business:** None.
8. **Adjournment:** *Mr. Martin moved to adjourn the meeting. The motion was seconded by Mr. Wall. The motion carried unanimously. The meeting adjourned at 7:25 P.M.*

Respectfully Submitted,

Daphne C. Schaub
Recording Secretary