

**East Hampton Zoning Board of Appeals
Regular Meeting
November 09, 2015
Town Hall Meeting Room**

Unapproved Minutes

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

2. **Seating of the Alternates:**

Present: Chairman Charles Nichols, Members Robert Hines, Vincent Jacobson, Melinda Powell, Dennis Wall, Alternate Members Margaret Jacobson, Sal Nucifora, Brian Spack, and Interim Zoning Enforcement Officer Daphne Schaub were present.

Absent: All Members were present.

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

4. **Approval of Minutes:**

A. October 5, 2015 Regular Meeting:

Mr. Nichols moved, and Mr. Wall seconded, to approve the Minutes of the October 5, 2015 meeting. The motion carried unanimously.

5. **Application:**

A. Application of Glen Threlfall, 14 Mark Twain Drive, for a Variance of Section No. 4.1 to reduce the left side yard setback from 15' to 13' and the front yard setback from 25' to 12' to construct a Deck – Map 10A/Block 81/Lot 19:

The Chairman moved this Agenda Item to the end of the meeting under Old Business in anticipation of the applicant's arrival.

B. Application of Fowler's Auto Wrecking Inc. dba Belltown Recycling Center, 24 Old Coach Road, used car dealer location– Map 12/Block 33/Lot 5A:

Anthony Flannery, 24 Old Coach Road, Applicant, was present to discuss the project. Belltown Recycling Center will be applying to the State of Connecticut Department of Motor Vehicles for a Used Car Dealers License. State Statute requires that this Agency approve the location of such a facility.

Mr. Flannery further explained that the building to be used as the repair facility has been assigned the street address of 22 Old Coach Road per the Town's Assessor and Fire Marshal.

The Agency discussed the application.

The Chairman opened the public hearing. No one was present to speak in favor of or against the application.

Mr. Wall moved, and Mr. Jacobson seconded, to close the public hearing. The motion carried unanimously.

Mr. Wall moved, and Mr. Hines seconded, to approve the application of Fowler's Auto Wrecking Inc. dba Belltown Recycling Center, 24 Old Coach Road, used car dealer location, Map 12/Block 33/Lot 5A. The motion carried unanimously.

- C. Application of Amy Weber & Robert McLean**, 28 Depot Hill Road, for reduction of minimum lot frontage 100' to 76.09', lot width 150' to 102.59', north side setback from 25' to 4.29' and increase of length of access maximum from 660' to 770' (Parcel B) and 1250' (Parcel C) – Map 01/Block C-5/Lot 2.

Amy Weber, 56 Depot Hill Road, Applicant was present to discuss the application. She explained that the subject property used to be her grandparents' farm. It is currently owned by her father, Robert McLean, and her cousin, Frank McLean, jointly. Ms. Weber explained that he father plans to quit claim his portion of the land to her and her intention is to build on the rear parcel. She described the variances being requested and explained that the hardship was caused when the New York New Haven and Hartford Railroad Company utilized its right for the "taking" of the land along the southwest corner of the property.

Ms. Weber discussed that the northerly access-way to the rear lot will need a side yard variance because of the existing barn on the property. She further explained the easements that would allow Parcels B and C to share driveways through Parcels A and B.

The Agency discussed with the applicant the necessity to move Parcel C closer to the road as an opportunity to reduce the length of the access way to Parcel C; thereby reducing the amount necessary to vary the Regulations for length of the southern access way. Moving Parcel C forward away from the rear of Parcel B will also cause Parcel C to conform to the existing Zoning Regulations for proximity to the rear of Parcel B.

Ms. Powell discussed fire code and concerns that with driveways of this length it will be to provide sufficient area for emergency vehicles to turn around.

Mr. Jacobson moved, and Mr. Hines seconded, to continue the application to the next regularly scheduled meeting on December 14, 2015. The motion carried unanimously.

6. New Business: None.

7. Old Business:

- A. Application of Glen Threlfall**, 14 Mark Twain Drive, for a Variance of Section No. 4.1 to reduce the left side yard setback from 15' to 13' and the front yard setback from 25' to 12' to construct a Deck – Map 10A/Block 81/Lot 19: The Applicant was not present for the second time in three months.

Ms. Powell moved to deny the application of Glen Threlfall, 14 Mark Twain Drive, for a Variance of Section No. 4.1 to reduce the left side yard setback from 15' to 13' and the front yard setback from 25' to 12' to construct a Deck, Map 10A/Block 81/Lot 19.

Mr. Wall seconded the motion. The motion carried unanimously.

- 8. Adjournment:** *Mr. Jacobson moved to adjourn the meeting. The motion was seconded by Mr. Hines. The motion carried unanimously. The meeting adjourned at 7:32 P.M.*

Respectfully Submitted,

Daphne C. Schaub
Recording Secretary