

East Hampton Zoning Board of Appeals
Regular Meeting
June 12, 2017
Town Hall Meeting Room

Minutes

1. **Call to Order:** Mr. Walton called the meeting to order at 7:00 p.m.

Ms. Jacobson made a motion to nominate Mr. Walton as Presiding Chairman. The motion was seconded by Mr. Hines. The vote was unanimous in favor.

2. **Seating of the Alternates:**

Present: Chairman Walton, Regular Members Vincent Jacobson and Robert Hines and Alternate Member Margaret Jacobson.

Chairman Walton seated Alternate Ms. Jacobson at this time.

Absent: Chairman Nichols, Melinda Powell and Brian Spack.

Alternate Sal Nucifora arrived at 7:05 p.m. after the reading of the legal notice.

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. April 10, 2017 Regular Meeting:**

Mr. Jacobson moved to approve the Minutes of the April 10, 2017 meeting as written. The motion was seconded by Mr. Hines. The motion carried unanimously.

6. **Application:**

- A. Application of Ralph Landino of 32 Pine Trail, to construct a 7.05' x 31.96' addition for washer and dryer room. Map 10A/Block 79A/Lot 14**

Mr. Landino presented to the members. He stated that he needs more room for his washer and dryer and to change the doorway so that it faces south. He said the side of the property would be affected but that there is a buffer strip with no abutters and that there will be no obstruction of views. Chairman Walton opened up this portion of the meeting to public comments. Jessica Hebert spoke on behalf of the Lake Pocotopaug Terrace Association. She said that the buffer that the applicant referred to abuts the Association's property. They are concerned about Mr. Landino's property affecting future repairs to the road and drainage. She said that Mr. Landino had previously applied for a variance to build a home which was denied due to the fact that he has created his own hardship when he sold the adjacent property, gave the Association a right of way on both sides of his property and agreed that he would not build adjacent to the Lake Association's property. She submitted a letter from Rich and Shay Coleman of 10 Laurel Trail (members of the Association) which will be filed with the minutes. Some of the concerns they have are: the owners not following the permitting process, the Lake Pocotopaug Terrace Association was not notified about the upcoming ZBA meeting or the variance request and the sign was not posted until May 19th which didn't give the Association enough notice to hold a special meeting, they have built larger than what was originally approved (which was

a 10' width), the lack of planning and design on the homeowners part and the integrity of future projects around the lake being compromised. Ms. Hebert also submitted a copy of the original charter for the Association and referred to the Association having the powers to regulate the type and size of buildings and their renovation (including plumbing and drainage) within limits. The copy will be filed with the minutes. Mr. Landino explained that the building department allowed them a 2' bump out and that the building itself is not over the 10' width that was approved. Chairman Walton stated that he would like to continue this Application so that he has an opportunity to collect all the facts and address the concerns that were presented this evening. Ms. Jacobson made a motion to continue this Application until the next regularly scheduled meeting. The motion was seconded by Mr. Hines. **Vote: 4-Yes; 0-No. Motion passed.**

B. Application of Alan Chadwick 5 Sears Lane, to reduce the north side setback from 15' to 6' and to reduce the rear yard setback from 25' to 1' to set a prefab gazebo over existing patio and sea wall. Map 4A/Block 63B/Lot 14. Mr. Chadwick said he would like to place a 12x13 prefab gazebo/pavilion that has 4 legs and a roof. He said 2 of the legs would be bolted into the seawall with long bolts that expand and the other 2 legs will be bolted through a foot patio block 40" into a cement sonotube. The seawall is constructed of granite and concrete on a concrete footing. The reason for the variance is because his property is on an angle and the proposed location is the only location on his property where he can place this structure. He submitted a letter from his neighbor, Cynthia Smith. The letter states that although the structure will be 6' from her property, she is in favor of the placement of the structure. The letter will be filed with the minutes. Mr. Jacobson said he is concerned about the number of variances that Mr. Chadwick has already received for this property. There was a brief discussion among the members about whether or not a hardship has been identified or if it was ultimately a choice by the applicant. Mr. Hines made a motion to accept the application of Alan Chadwick of 5 Sears Lane, to reduce the north side setback from 15' to 6' and to reduce the rear yard setback from 25' to 1' to set a prefab gazebo over existing patio and sea wall. **Vote: 2-Yes; 2-No. The motion did not pass.**

7. **New Business:** None.

8. **Old Business:** None.

9. **Adjournment:** Ms. Jacobson made a motion to adjourn at 8:00 p.m. The motion was seconded by Mr. Hines. The vote was unanimous in favor. Meeting adjourned.

Respectfully Submitted,

Christine Castonguay
Recording Secretary