



Board of Zoning Appeals MEETING AGENDA

Tuesday, May 20, 2025 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes

- a. Approval of the draft decision summary from the April 15, 2025 meeting.

3. Applications

- a. **Application:** SE - 1437 / SE 25 - 03
Applicant: C & C Architecture on behalf of Wallbridge Real Estate Investments LLC
Location: 201 E. Dover Street
Tax Map 0104, Grid 00EA, Parcel 1167
Zoning District: CB
Request: Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 103.7 in Table 2.1 of Section 28-201 to be utilized as a Mansion Apartment* in the CB - Central Business zoning district. The applicant is proposing to increase the number of units in the existing building from six to seven by dividing a two-bedroom apartment into two smaller units.
- b. **Application:** SE - 1438/ SE 25 - 04
Applicant: Hair O' the Dog Wine & Spirits
Location: 219 Marlboro Avenue #14
Tax Map 0101, Grid 00EA, Parcel 0265
Zoning District: PUD with a base zoning district of CG
Request: Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (2) 250 in Table 2.1 of Section 28-201 to be utilized as a Liquor Store* in the

CG - Commercial General zoning district.

**c. Application:
Applicant:**

SE - 1444 / SE 25 - 05

JI-MI, LLC

c/o Dr. John V. Louis

Location:

218 Bay Street

Tax Map: 0104, Grid 00EA, Parcel 0606

Zoning District:

CB

Request:

Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 121 in Table 2.1 of Section 28-202 of the Ordinance to be utilized as Short-term Housing in the CB – Central Business zoning district. The Applicant is seeking to utilize the existing residential dwelling as a short-term rental.

4. Discussion Item

5. Adjournment