



Board of Zoning Appeals MEETING MINUTES

Tuesday, September 20, 2022 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Approval of Minutes.

Approval of Minutes from the 8/16/2022 meeting.

Upon motion by Chairman Mr. Cotter and seconded by Mr. Krebeck and carried unanimously, minutes of the 08/16/2022 meeting were approved as written.

Application: SE-833/SE-22-13

Location: 122 Goldsborough St

Applicant: Michael and Meghan Stuart

Owner: Michael and Meghan Stuart

Request: Short-term housing

Mr. Michael and Megan Stuart request a Special Exception request for short-term housing to bring family experience to the Historic District. Chair Peter Cotter cited a submission letter from the applicant dated 08/26/2022 for the record. Mr. O' Keefe addressed off street parking. Two sites on property are owned by the applicant, and an additional is dedicated to offstreet parking. There is a maximum capacity of 8 occupants in the house, one renter at any given time. Chair Cotter directed to staff the question of Town requirement for rental housing code. Mr. Lynn Thomas confirmed that the application complies to the language of the Short-Term Rental Housing Code. Chair Cotter addressed the members of the board for the record. The submission letter by the applicants was read for the record. No additional comments or responses were made by the applicant.

Chair Cotter then opened comments to the public.

Mr. Richard Marks of 205 Goldsborough Street (also owner of 201 Goldsborough st), supports the special exception request.

No further public comment.

Mr. Krebeck expressed concern for additional offstreet parking, but further supported the exception.

Chair Cotter expressed that the application does meet the criteria as defined.

Upon motion by Chair Cotter seconded by Mr. Krebeck and carried unanimously, Application:SE-833/SE-22-13Location:122 Goldsborou was approved.

Application: SE-831/SE-22-11

Location: 220 Marlboro Ave

Applicant: Susan Wingert

Owner: LCP Easton Investors LLC

Request: Donation bin request.

At 9:11 am, the applicant was not present to appear before the Appeals Board. The item will be tabled to the end of the agenda.

At 9:37 am, the applicant again failed to appear before the Appeals Board. Upon motion by Chair Cotter seconded by Vice Chair Molchan and carried unanimously, Application:SE-831/SE-22-11Location:220 Marlboro A was dismissed/ tabled without prejudice and with the applicant's right to re-apply and republish.

Application: V-795/V22-07

Location: 507 Goldsborough St

Applicant: Trevor Robbins

Owner: Michael Malpezzi

Request: Side yard setback for Shed/carport replacement.

Mr. Mike Malpezzi is present to request special exception for a yard setback for shed/ carport replacement as well as 1'.5" clearance on both sides of the replacement. The structure is over 100 years old with bandage maintenance and the applicant is requesting to completely replace the shed. Mr. Joseph Mayer noted for the record that on February 14th, 2022 the application had since received HDC approval. Since the time of ownership (2018), there have been no welfare and safety concerns for the public and neighborhood. The shed is currently in use as an important amenity.

Chair Cotter opened the discussion for public comment. There was no public comment. Chair Cotter opened the discussion for Board comment. Chair Cotter agreed that an aestically pleasing and safer standing shed is in the best interest for the public. Mr. Molchan concured.

Upon motion by Chair Cotter seconded by Mr. Molchan and carried unanimously, Application:V-795/V22-07Location:507 Goldsborough was approved.

Application: V-793 / V-22-05

Location: 8480 Ocean Gateway

Applicant: Brittany Wallace, Lane Engineering LLC

Owner: Two Farms Inc.

Request: Additional 4th wall sign.

The applicants Tim Glass and Brittany Wallace of Lane Engineering request a variance to add an additional sign for Royal Farms store 421. This fourth sign will face north, on the opposite side of the fuel canopy perpendicular to Route 50. the addition of an electric signage. Mr. Krebeck addressed the uniqueness of the property, particularly a failure to show significant hardship that would allow this variance. Mr Glass of Lane Engineering addressed the need as a visibility and traffic concern for the northbound drivers to identify the store.

Chair Cotter opened the discussion for public comment. There was no public comment. Chair Cotter opened the discussion for staff comment. There was no staff comment.

Mr. Cotter opened the discussion to Board discussion. Chair Cotter reflected on hardship necessity for a Special Exception as well as the number of gas stations along Route 50 that also has compliant signage. Mr. Krebeck addressed finding No. 4 pertaining the uniqueness of the variance request.

Upon motion by Chair Cotter seconded by Mr Molchan and denied by Mr. Krebeck, Application:V-793 / V-22-05Location:8480 Ocean Gat was approved.

Application: V-794 / V-22-06

Location: 9114 Chapel Rd

Applicant: Eli Taylor

Owner: Talbot Bible Church

Request: Sign replacement is 1.53' higher than the 6' maximum height.

At 9:35 am the applicant failed to appear before the Appeals Board. Upon motion by Chair Cotter seconded by Vice Chair Molchan and carried unanimously, Application:V-794 / V-22-06Location:9114 Chapel Rd was dismissed/ tabled without prejudice and with the applicant's right to re-apply and republish.