

TOWN OF HAMPTON
Zoning Board of Appeals
Special Meeting
Minutes of May 24, 2011

Call to Order at 7:41 pm, present for the Board: Chair- Edward Burchfield, George Miller, Linda Seretny, Morris Burr, and Tom Curry.

Seating of Alternates: None present.

Audience for Citizens: None

Approval of Minutes: Public Hearing and Regular Meeting, December 02, 2009. Moved to approve by Miller, Seconded by Burr, All in favor, motion passes.

Old Business: None

New Business:

1. Recognizing the inability to properly discuss or act on the application of Robert Marsh & Rachel Girshick due to lack of representation and hearing no objection to the contrary, the chair will skip this item and proceed to the next order of business, no objections stated.

2. Application of Marny Lawton 209 Main St. Hampton, Ct. to appeal the Zoning Regulation 4.1 regarding a 50' front yard setback requirement (27 ft requested), and 6.1,d.1 non conforming structures, for the purpose of adding a porch to the front of the house.

Motion by Miller, seconded by Seretny, to grant the variance as requested, all in favor, motion passes.

The Hampton Zoning Board of Appeals finds the application for variance requested by Marny Lawton of 209 Main St, Hampton Ct., decided 24 May 2011 to be reasonable and hereby grants said variance permitting a 27' exception to the front yard setback requirement; that the owner has shown adequate documentation demonstrating the nonconformance of 6.1d.1 predated our zoning regulations and in essence a continued authorized use.

This structure lacks the front porch running in front of and previously attached to the existing side porch. Although some of the original structure is intact, it's not presently being used as porch or entryway because of degradation of the structure. Repairing and replacing the front portion of the porch as requested would be in the best interest of the town in support of these regulations. More specifically, it would: allow for the health, safety, convenience, and general welfare of the occupant and of the public visiting the property; return previous character of the structure which sits among other historic properties on Main street thereby supporting the integrity of area property values.

Approval of this request will complement our efforts to preserve and protect the unique rural character of the town and can be accomplished without detriment to the public or these regulations.

3. Fee Schedule, in process control, of Application routing, PZC/ZEO, Town Clerk, ZBA. After discussion it was agreed that the Chair will convey to the PZC the desire to improve or streamline the aforementioned areas of concern.

Communications: The chair read a Letter from PZC dated April 4, 2010, regarding ZBA Actions/ minutes of 2 Dec. 2009.

4. Audience for Citizens: none

5. Adjournment: Motion to adjourn by Miller, seconded by Curry, all in favor, motion passes. 8:06 pm.

Recorded by the Chairman

Edward Burchfield