

**CRESCENT BEACH ASSOCIATION
ZONING BOARD OF APPEALS
MEETING MINUTES
APRIL 12, 2022**

- I. Meeting called to order by Chip Flanagan at 6:56pm
- II. Roll Call
Regular members present: T. Flanagan, P. Byrnes, P. Bryan, J. Pasquale (by video phone)
Alternates Present: .T. Deshefy-Longhi, D. Beachy
Absent: S. Osso, D. Petrillo
- III. Determination of Quorum (seating of alternates as necessary): Four regular members present in person; T. Deshefy-Longhi, D. Beachy alternates seated.
- IV. Approval of Agenda: Moved P. Bryan, second P. Byrnes - MMC
- V. New Business

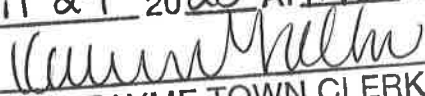
Appeal #22-01 for variance by Peter and Marcy Coombs, applicant, for property located at 19 Terrace Avenue, Niantic, CT 06357, Assessor's Map No. 08.1, Lot Number 189-1, of Sections 2.4, 2.4.4, 2.4.3, 1.18 of the Crescent Beach Association Zoning Regulations.

- a. Motion to overturn denial of the ZEO as to whether the lot is a corner lot as defined by the CBA Zoning Regulations Section 1.18 based on evidence presented and materials brought forth showing that the lot does meet the requirements to be defined as a corner lot. Moved by J. Pasquale, seconded by D. Beachy – MMC
- b. Motion to approve variance request:

The Crescent Beach Association Zoning Board of Appeals, having considered the factors pursuant to Section 6 of the Bylaws, Ordinances and Regulations of the Crescent Beach Association and Section 8 of the Connecticut General Statues, written and oral information provided by the applicants, information received from the public, the Commissioners' knowledge of the area finds:

The lot located at 19 Terrace Avenue, Niantic, CT, Assessor's Map No. 08.1, Lot No. 189-1 is a grandfathered non-conforming lot as described in the land records of East Lyme. Further, subject lot meets the requirements of a corner lot per Section 1.18 of the Crescent Beach Association Zoning Regulations.

FILED

April 29 2022 AT 1:45 AM/PM

EAST LYME TOWN CLERK

1. Subject lot has a unique configuration bounded by a marsh and sewer easement and is configured to prohibit expansion to the rear at ground level.
2. The proposed addition does not expand the existing footprint at ground level.
3. There are no objections from the public to the proposed variance.
4. Expansion of the living area requires a cantilever extension of two (2) feet at eight (8) feet off the ground.
5. Projection of the cantilever increases the violation of the required setback to 1.7 feet requiring a variance of two (2) feet.

Therefore, in view of the foregoing and other information of record the Crescent Beach Association Zoning Board of Appeals approves the appeal #22-01 for variance by Peter and Marcy Coombs, applicant, for property located at 19 Terrace Avenue, Niantic, CT 06357, Assessor's Map No. 08.1, Lot Number 189-1, of Sections 2.4, 2.4.4, 2.4.3, 1.18 of the Crescent Beach Association Zoning Regulations. With the stipulation that no further variances will be granted.

Moved: D. Beachy; Second T. Deshefy-Longhi – Approved Unanimously

VI. Public Input - none

VII. The meeting was adjourned at 7:50pm: Moved by T. Deshefy-Longhi, Seconded P. Byrnes - MMC

Attest:

Pamela J. Byrnes, Secretary

FILED
MAY 21 2022 10:15 AM
TOWN CLERK