

Town of Hampton, Zoning Board of Appeals  
Special Meeting *minutes of*  
19 July 2012

Call to order/roll call at 7:20pm members present, Edward Burchfield Chairman, George Miller, Tom Curry, Morris Burr, and Linda Seretny.

Alternate Joan Freeman present but not seated, the Chair acknowledges and appreciates her dedication to the Board and the Town.

Audience for Citizen: None

Approval of Minutes: From the Public Hearing, and Special Meeting of 2 June, 2011.  
Miller moved and Curry seconded to approve the minutes of 06-02-11, carried unanimously.

Old Business: None

New business:

A. Lee, C. Higbie & Bette Jane Briggs of 6 Hammond Hill Rd. to appeal the Zoning regulation 4.1 regarding a 50' front yard setback requirement, (22' requested) for the purpose of installing a porch on the front entryway.

The Chair asked the applicant if they had considered moving the entryway right or left of centerline of the house. The applicant responded in that they had not.

The chair asked, how the applicant would be impacted if they had to move the entryway right or left of centerline. The applicant responded that this would not be their preference. Discussion ensued as to the feasibility of moving the entryway as well as the impact of appearance/character of the structure.

Morris Burr made the point that since this particular house was built that the road has been widened encroaching on upon whatever setback that there is.

A motion was made by Seretny to approve the application and seconded by Curry. The chair explained that there are requirements to be met for approval and offered an example for reading to Board; Seretny read the example motion to the Board. The reading is as follows:

*"The house floor plans doesn't allow for a reasonable option of moving the entry (front door) due to the stairs leading to the 2<sup>nd</sup> floor; and/or without also potentially adversely impacting the overall look or character of the front of the structure. The placement of the house on the lot which predates zoning regulations (regulations do not consider this unique placement) has not been found to apply generally to other properties within the district, or be strictly of a financial concern, but does cause an unnecessary hardship for the applicant."*

*"Adding a porch to as requested would be in the best interest of the applicant and the Town in support of these regulations and more specifically allow for the health, safety, convenience, and general welfare of the occupant and of the public visiting the property; will maintain the character of the structure which sits among other historic properties adjacent to main street thereby supporting the integrity of area property values and these regulations."*

*"Approval of this request will complement our efforts to preserve and protect the unique rural character of the town and allow for the changing needs of the citizenry as they age making ingress/egress safer without detriment to the public or these regulations."*

*"I move to approve the application for variance requested by Lee C. Higbie & Bette Jane Briggs concerning the property located at 6 Hammond Hill Rd., Hampton, Ct., permitting a 22' front yard setback requirement for the purpose of erecting a front porch to the existing entryway."*

The Chair advised the board to include the specific information leading to its' decision into the motion.

After the Chair explained the process for amending or withdrawal of a pending motion, the board unanimously approved Seretny's request to withdraw her motion.

The Chair directed the members' attention to Article 1, and para. 7.4 of the Zoning regulations explaining the need for clarity of the motion to address the specific requirements for approval or denial.

Curry asked if he needed to restate the language of the previously read statement in a motion, the Chair responded that if that was the language desired then it was already in the record and could simply be referenced as part of a motion.

Curry moved to approve the application, seconded by Miller. The Chair reiterated that the motion made was in reference to the language of the aforementioned reading, with no reservation from Board members. All in favor, motion carries.

The list of adjacent property owners and mailing documents are included in this record, with a single written response from Ann Gruenberg of 295 Main St., stating she has no objection to the application.

The Chair reminded the applicant of the process for filing with the town clerk (fee applies) and of a legal notice of Board decision.

**B. Review of proposed changes to the Zoning Regulations:**

There are new regulations in place and no new proposed regulations at this time, although the town website shows the regulations as proposed. Copies of the new/current regulations were distributed. Discussion ensued as to whether or not the PZC should be formally notifying the ZBA as to regulation changes so as to gather input prior to implementation.

**Communications: Note from Ann Gruenberg.**

**Audience for citizens: None**

**Adjournment: At 8:43pm.**

**Recorded by the Chair  
Edward Burchfield**