

**Ashford Zoning Board of Appeals**  
Minutes of Virtual Regular Meeting  
And Public Hearing August 11, 2021, 7:00 P.M.

The Meeting and Public Hearing were held virtually via a GoToMeeting application.

Keith Lipker, Chairman

Susan Eastwood, Secretary

**1. Call to Order**

The meeting was called to order at 7:15 p.m.

**2. Roll Call**

Members present: Michael Peppin, Susan Eastwood, Jean McCarthy, Bud Bagley, Robert Brisard (alternate) and Keith Lipker. Robert and Scott Meduna and Eric Wagner present for the application. John Guskowski for ZEO.

**3. Old Business**

There was no old business.

**4. New Business**

- a. Application for variance at 368 Ashford Center Road, to consider a lot line adjustment to increase the lot size to 86,322SF where 92,000SF is required. The Applicant, Eric Wagner, and the Owners, Robert and Scott Meduna, were present.
- b. Application for variance at 370 Ashford Center Road, to consider a lot line adjustment to increase the lot frontage to 40LF where 50LF is required. The Applicant, Eric Wagner, and the Owners, Robert and Scott Meduna, were present.

**5. Adjourn Regular Meeting to Public Hearing**

The regular meeting adjourned to the Public Hearing at 7:18 p.m.

**6. Public Hearing**

The Public Hearing began at 7:18 p.m.

- a. Application for variance at 368 Ashford Center Road, to consider a lot line adjustment to increase the lot size to 86,322SF where 92,000SF is required. The Applicant, Eric Wagner, and the Owners, Robert and Scott Meduna, were present.
- b. Application for variance at 370 Ashford Center Road, to consider a lot line adjustment to increase the lot frontage to 40LF where 50LF is required. The Applicant, Eric Wagner, and the Owners, Robert and Scott Meduna, were present.

The applicant discussed the proposed variances and answered questions from the Board members.

The owners commented on the lot sizes, history and uses. A site map and aerial view photo were displayed for the board to review.

No correspondence or comments favoring or opposing the application have been received.

The Public Hearing adjourned at 7:33 p.m., returning to the Regular Meeting.

**7. Return to Regular Meeting**

The regular meeting resumed at 7:33 pm.

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A motion to discuss the applications was made by Susan Eastwood, seconded by Mike Peppin. Chair Lipker read the memo from Michael D'Amato, ZEO, stating that there is legal precedent for this sort of variance. Following discussion by the Board, a motion to vote was made by Mike Peppin, seconded by Jean McCarthy.

A vote on the applications was taken:

Susan Eastwood, yes in favor of giving the variances; an historical hardship exists.

Michael Peppin, yes, a hardship exists

Jean McCarthy, yes, a hardship exists.

Bud Bagley, yes, a hardship exists.

Keith Lipker, yes, a hardship exists, and there is a legal precedent allowing these variances to be approved.

Both variances were approved. The Owners were advised of the timing and next steps for their project to move forward. Notice of the approval will be published in The Chronicle.

**8. Approval of Minutes of October 14, 2020**

Mike Peppin moved to approve the minutes of October 14, 2020. Susan Eastwood seconded.

Approved unanimously.

**9. Next Meeting September 15, 2021**

**10. Adjournment.**

The meeting adjourned at 7:36 p.m.

Submitted by:

Susan Eastwood, Secretary

August 12, 2021

Information regarding accessing the Virtual Meeting that was provided, is below. The meeting was taped for viewing by interested parties on the Town website.

**UPDATE THIS:**

Meeting Link:

[https://teams.microsoft.com/l/meetupjoin/19%3ameeting\\_NzQ0MTI2Y2ItNTU0NC00Yjc5LWE4NzgtZmVjZjhlMzI2NDhj%40thread.v2/0?context=%7b%22Tid%22%3a%2209123cc3-9537-478e-a425-f5c2f1a69791%22%2c%22Oid%22%3a%225e139d1b-8dbf-458aa9bd-81b877287b0a%22%7d](https://teams.microsoft.com/l/meetupjoin/19%3ameeting_NzQ0MTI2Y2ItNTU0NC00Yjc5LWE4NzgtZmVjZjhlMzI2NDhj%40thread.v2/0?context=%7b%22Tid%22%3a%2209123cc3-9537-478e-a425-f5c2f1a69791%22%2c%22Oid%22%3a%225e139d1b-8dbf-458aa9bd-81b877287b0a%22%7d)

Phone Info: +1 929-336-2672 (New York, Toll)

(866) 780-3080 (US Toll Free)

Conference ID: 182 428 928#

Link to Meeting Materials: [https://chaconsulting-](https://chaconsulting-my.sharepoint.com/:f/g/personal/mdamato_chacompanies_com/EggTahrbG5lNtgnp6oYLIksBVsYAeywhh8gIY_o-J3Zai4w?e=Xktbb9)

[my.sharepoint.com/:f/g/personal/mdamato\\_chacompanies\\_com/EggTahrbG5lNtgnp6oYLIksBVsYAeywhh8gIY\\_o-J3Zai4w?e=Xktbb9](https://chaconsulting-my.sharepoint.com/:f/g/personal/mdamato_chacompanies_com/EggTahrbG5lNtgnp6oYLIksBVsYAeywhh8gIY_o-J3Zai4w?e=Xktbb9)

If you have any concerns about your ability to access this meeting, please contact the Zoning Officer at 860-8851047 or [zeo@ashfordtownhall.org](mailto:zeo@ashfordtownhall.org)