East Haddam
Zoning Board of Appeals
December 2, 2025

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, December 2, 2025, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

Laurie Alt, James Fennema, William Smith, Edward Kane, James Ventres – Land Use Officer

Others Present: Rob Smith, Greg Collock, Holly Collock

3. Public Hearing

A. Application #1174 – 531 Mt. Parnassus Road, Gregory & Holly Collock, proposed re-subdivision of an interior lot creating one lot of 1.299 acres and a second lot of 2.981 acres where 4 acres are required. This is a variance request of Section 10.6.8 of the zoning regulations in the R-2 District.

Mr. Ventres provided background information. This area was a1 acre zone and the lots around it on Miner Drive were 1 acres. The applicant's lot did comply with zoning prior to when it shifted to the R-2 zone in the early 1980s. The owners had requested approval to build an accessory dwelling and received approval. There are 2 dwellings on 1 lot. Now the property owners would like to split the lot into 2 lots so they can sell one of the buildings. There are no plans for additions, change of septic, etc., but it still must be reviewed by ZBA as it is non-conforming. The 2 buildings each have their own septic systems and are both code-compliant. While this lot is next to Miner Drive, access is from Mount Parnassus. The lot is next to Miner Drive but there is no access (i.e., a driveway) to the lot from Miner Drive.

Motion by Mr. Smith to open the hearing for public input. Seconded by Ms. Alt and unanimously approved.

Mr. (Rob) Smith asked for clarification related to how splitting this property into 2 lots could create a precedent for future accessory dwellings built on interior lots. He asked for clarification on driveways for these 2 lots. The 2 lots will share a driveway. Mr. Ventres noted that the front lot could move their driveway off of Miner Drive, but there is no need to do that given the existing shared driveway for the 2 dwellings. Mr. Smith cautioned against setting a precedent related to creating rear lots not meeting the current zoning requirements. There was discussion related to the fact that there are multiple 1 acre lots nearby and there is not a degradation of the neighborhood by splitting the lot into 2.

Motion by Mr. Smith to close the public hearing. Seconded by Ms. Alt and unanimously approved.

Motion by Ms. Alt to approve Application 1174 – 531 Mt. Parnassus Road, Gregory & Holly Collock, proposed re-subdivision of an interior lot creating one lot of 1.299 acres and a second lot of 2.981 acres where 4 acres are required, as it does not change the area and due to there being separate septic and wells for each of the buildings. This is a variance request of Section 10.6.8 of the zoning regulations in the R-2 District. Seconded by Mr. Smith and unanimously approved.

4. Minutes

Motion by Mr. Kane to approve the September 2, 2025, minutes as presented. Seconded by Mr. Smith and unanimously approved.

5. Bills

No bills.

6. Adjournment

Motion by Mr. Kane to adjourn. Seconded by Mr. Smith and unanimously approved.

Meeting adjourned at 7:22pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary