East Haddam
Zoning Board of Appeals
March 3, 2026

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, March 3, 2026, 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: Dave Shelberg, Samual Wytas

3. Public Hearing

A. Application #26-01 3 Lakeside Drive, Mark & Aimee Schissel. Map 49, Lot 51. Construction of an addition thirty-five (35) feet from the lake where fifty (50) feet is required. Requested variance of Section 10.5 of the Zoning Regulations.

Mr. Ventres outlined where the proposed addition will be on the map. He noted it has been approved by IWWC. The addition was not put in the front of the property due to the septic system location. There are very limited options on this property. There is a crushed stone area to take all the storm water off the roof. The setback from the water is 50 feet but due to the lot layout, the addition cannot be placed in another spot.
The other lot across the street has been purchased and combined with this lot.

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

No public comments were noted.

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

Motion by Mr. Smith to approve Application #26-01 3 Lakeside Drive, Mark & Aimee Schissel. Map 49, Lot 51. Construction of an addition thirty-five (35) feet from the lake where fifty (50) feet is required, as it is the only spot where the addition can be placed due to topography and the septic location. Requested variance of Section 10.5 of the Zoning Regulations. Seconded by Ms. Alt and unanimously approved.

B. Application #26-02 44 Laurel Cove Road, Gary & Sharon Trembley. Map 48, Lot 48. Requesting the reduction of the front yard to 130.35 where 150 feet is required. Requested variance of Section 10.1 of the Zoning Regulations.

Mr. Ventres provided an overview of the project. He outlined the surveyor map and showed where there was a boundary issue that the neighbors have resolved but requires a change to

the lot. Essentially there will be a swap of property for lakefront property versus street side property. This is an old sub-division with most lots having 100 foot road frontage. Doing this swap will not change the character of the neighborhood. The variance is due to the fact that their frontage reduces from 150 feet which is what is required per the zoning regulations. Both lots are fully built.

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

No public comments.

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

Motion by Ms. Alt to approve Application #26-02 44 Laurel Cove Road, Gary & Sharon Trembley. Map 48, Lot 48. Requesting the reduction of the front yard to 130.35 where 150 feet is required since it would not change the character of the neighborhood. Requested variance of Section 10.1 of the Zoning Regulations. Seconded by Mr. Kane and unanimously approved.

4. Minutes

Motion by Mr. Smith to approve the December 2, 2025, minutes as presented. Seconded by Ms. Alt and unanimously approved.

5. Bills

No bills.

6. Adjournment

Motion by Mr. Smith to recommend Mr. Samual Wytas to join the ZBA to the Board of Selectmen. Seconded by Ms. Alt and unanimously approved.

Motion by Mr. Smith to adjourn. Seconded by Ms. Alt and unanimously approved.

Meeting adjourned at 7:29 pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary