East Haddam Zoning Board of Appeals

Municipal Office Complex
1 Plains Road, Moodus, CT

REGULAR MEETING MINUTES
February 2, 2021

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, February 2, 2021, at 7:00 PM. The Chairperson being in the Chair and the Secretary being present.

2. Attendance

J. Gregory Daigle (Chairman), Richard Fiala (via phone), William Smith, Laurie Alt, and James Ventres – Land Use Administrator.
Others Present: Stephen Longobardi (departed at 7:23 pm), and Bob Casner (departed at 7:23 pm)

3. Public Hearing

a. Continued - Appeal #1129 – 4 Cold Springs Road, Anthony Niro, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a shed 31' from the side property line where 40' are required. Assessor's Map 10, Lots 34.

Mr. Niro was not in attendance, but the meeting was extended, at the last meeting, for 65 days in case it snows. Mr. Niro plows for a living, therefore Mr. Ventres had not heard from him.

Motion by Ms. Alt to continue the application to the next regular meeting. Seconded by Mr. Fiala, unanimously approved.

b. New - Appeal #1133 – 200 EH Colchester Turnpike, Stephen & Cindy Longobardi, requesting a variance to Section 10.1.5 of the East Haddam Zoning Regulations to construct an addition 44' from Bashan Lake where 50' are required. Assessor's Map 57, Lots 118.

Mr. Longobardi provided an overview of the project and explained that with the proposed addition the corner of the house will now be 44' from Bashan Lake where 50' are required .

Mr. Ventres noted that the East Haddam Inland Wetlands and Watercourse Commission will be reviewing the application for this project at their regular scheduled meeting later in the month. There is a Wetlands field walk scheduled for Feb. 14, 2021. Mr. Fiala inquired if the Zoning Board of Appeals can still rule on this application prior to receiving approval from the Wetlands Commission. Mr. Ventres stated that both commissions are independent on their rulings, allowing them to be done simultaneously.

Mr. Ventres reviewed the documents provided to the commissioners.

Ms. Alt asked for clarification on the other buildings on the property. Mr. Longobardi reviewed the outbuildings on the property stating which had foundations and which did not. He also addressed Mr. Smith's question as to which buildings are being demolished and which are remaining.

Mr. Ventres noted that the cottage sits on a crown and has a drop off on the sides.

Mr. Smith asked how far from the water the existing structure is. Mr. Longobardi reviewed the structure and plan with Mr. Smith.

The hardship is the topography of where the existing structure is limits the workable area. Under building code, a bedroom cannot be accessible through another bedroom, so between the existing floor plan and the ledge, there is limited ability to put the new addition in another area.

Mr. Casner noted his full support of the addition given the Longobardi's strong stewardship of the lake.

Mr. Ventres noted that there was no comment via email from the public.

Motion by Mr. Smith to close the public hearing portion of the review. Seconded by Mr. Fiala, unanimously approved.

A motion was made by Ms. Alt to grant Appeal #1133 – 200 EH Colchester Turnpike, Stephen & Cindy Longobardi, requesting a variance to Section 10.1.5 of the East Haddam Zoning Regulations to construct an addition 44' from Bashan Lake where 50' are required, due to the topography of the land. The motion was seconded by Mr. Smith and unanimously approved.

4. Minutes

A motion was made by Mr. Smith to accept the January 5, 2021, minutes as presented. The motion was seconded by Ms. Alt and unanimously approved.

5. Bills

No bills.

6. Adjournment

A motion was made by Ms. Alt to adjourn the meeting at 7:25 pm. The motion was seconded by Mr. Smith and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary