East Haddam Zoning Board of Appeals

Municipal Office Complex
1 Plains Road, Moodus, CT

REGULAR MEETING MINUTES
March 2, 2021

1. Call to Order

Chairman Daigle called the regular meeting of the East Haddam Zoning Board of Appeals to order at 7:07 PM.

2. Attendance

J. Gregory Daigle (Chairman), William Smith, Laurie Alt, and Richard Fiala – via phone.
Others Present: James Ventres – Land Use Officer, and Anthony Niro

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 would like to construct a shed to hold tools, 31' from the side property line where 40' is required. Mr. Ventres provided clarity on the location of the house, fenced in animal area, septic, leaching field and the reserve area for septic. Mr. Smith asked for clarity on the yellow lines, which Mr. Ventres noted are the contour lines. Ms. Alt had no questions. Mr. Fiala asked for clarity if the shed could be moved closer to the house. Right now it is 10' off the house, and if Mr. Niro moves the shed any closer, it would be right next to the house. There is a reserve area for septic on the sub-division plans.

Mr. Ventres noted there have been no public comments and there are no neighbor issues to report.

A motion was made by Mr. Smith to close the public hearing. The motion was seconded by Ms. Alt and unanimously approved.

A motion was made by Ms. Alt to grant 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, due to the fact that it is not impacting anyone (no neighbor issues) and it is the best area given that the septic and reserve area where the shed could go on the property. The motion was seconded by Mr. Smith and unanimously approved.

4. **Minutes**

   A motion was made by Mr. Smith to accept the February 2, 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 7:18 pm. The motion was secondd by Mr. Smith and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary