East Haddam Zoning Board of Appeals

Municipal Office Complex
1 Plains Road, Moodus, CT

REGULAR MEETING MINUTES
July 06, 2021

1. Call to Order

Chairman Daigle called the meeting to order at 7:08 pm

2. Attendance

Members Present: J. Gregory Daigle (chairman), William Smith, Laurie Alt, and Richard Fiala, James Fennema (Alternate).

Members Absent: Diane Quinn
Chairman Daigle appointed James Fennema (Alternate) to vote in Diane Quinn's Spot

Others Present: James Ventres – Land Use Officer, Mr. & Mrs. O'Brien, Tina Good.

3. Public Hearing

A. New - Appeal #1140 – 103 East Shore Drive, Tina Good, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a shed 11' 10" from the side property line where 25' are required. Assessor's Map 80, Lots 380.

Ms. Alt read into the record the Public Hearing notice.

Tina Good presented plans to construct a shed 11' 10" from the property line. She stated that most of her over one (1) acre parcel was wetlands and this was the only feasible spot for her shed.

James Ventres said the GPS mapping outlines the portion of the property covered with wetlands and the location of the existing septic system.

Chairman Daigle opened the hearing to the public. No comments were offered.

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

A motion was made to grant the variance for appeal #1140 – 103 East Shore Drive, Tina Good, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to

construct a shed 11' 10" from the side property line where 25' are required. Assessor's Map 80, Lots 380, with a hardship of the location of the wetlands and septic system as well as the topography of the lot. Seconded by Mr. Fiala, motion carried unanimously approved.

B. New – Appeal #1141 – 36 Leesville Road, Thomas O'Brien, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 7' from the rear property line where 20' are required. Said garage will also require a variance for impervious lot coverage. The project will bring the total impervious lot coverage to 24% where 20% is allowed. Assessor's Map 55, Lot 28.

Mr. O'Brien presented plans and photos of the property. He explained that they will be removing the old carport and shed along with a sidewalk to reduce the impervious cover. James Ventres noted that the property has a considerable slope from the state highway and the garage and is best placed on the back line to avoid cuts in the property. Mrs. O'Brien clarified the location of the property which was between Neptune Avenue and Johnsonville Road. James Ventres also noted the state highway has been extended deep into the O'Brien's yard area. Richard Fiala noted that the existing carport is closer to the property line than the proposed garage and he considers it as an approvement.

Chairman Gregory Daigle opened the hearing to the public. No comments were offered.

Motion by Ms. Alt to close the public hearing portion review. Seconded by Mr. Smith, motion carried unanimous decision.

Motion by Mr. Smith to grant Appeal #1141 – 36 Leesville Road, Thomas O'Brien, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 7' from the rear property line where 20' are required. Said garage will also require a variance for impervious lot coverage. The project will bring the total impervious lot coverage to 24% where 20% is allowed. Assessor's Map 55, Lot 28, with a hardship of the topography and the state highway taking line reduced the lot area. Seconded by Ms. Alt, motion carried unanimously approved.

4. Minutes

A motion was made by Mr. Fiaka to accept the June 01,2021 minutes as presented. The motion was seconded by Mr. Fennema and unanimously approved.

5. Bills

No bills.

6. Adjournment

A motion was made by Ms. Alt to adjourn the meeting at 7:48 pm. The motion was seconded by Mr. Smith and unanimously approved.

Respectfully submitted,
Susan Magri
Recording Secretary