East Haddam
Zoning Board of Appeals
September 7, 2021

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, September 7, 2021, at 7:01 PM.

2. Attendance

Chairman J. Gregory Daigle, Diane Quinn, William Smith, Laurie Alt, Richard Fiala, James Ventres – Land Use Administrator

Absent: James Fennema

Others Present: Carolyn Kress, Timothy Grant

3. Public Hearing

a. New - Appeal #1142 – 51 Lake Shore Drive, Carolyn Kress, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a shed 8' from the front property line where 25' are required, and 3' from the side property line where 25' are required. Assessor's Map 80, Lot 12.

Ms. Kress provided an overview of the project to the board. She explained why she picked the location – there is not a better spot to put the shed. Mr. Ventres reviewed the map of the contours provided to the committee and outlined why there is not a better spot to put the shed. Ms. Kress pointed out where the front and back doors are. She also pointed out the locations of several items on the property – the sidewalk, the circular drive, the well, the septic, etc. – to provide clarity on why the shed cannot be placed in another location. Mr. Ventres provided clarification as to what the requirements are for setback from the property lines. The shed is 12' by 17' in size and will be used to store equipment and outdoor items. Mr. Daigle asked if the neighbors have any issues, and Ms. Kress indicated the neighbors are fine with the location.

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

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

Motion by Mr. Smith to grant Appeal #1142 – 51 Lake Shore Drive, Carolyn Kress, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a shed 8' from the front property line where 25' are required, and 3' from the side property line where 25' are required, based on the topography of the land and the location of the septic system. Seconded by Ms. Alt, unanimously approved.

b. New – Appeal #1143 – 103 EH Colchester Turnpike, Timothy Grant, requesting a variance to Section 5.0 of the East Haddam Zoning Regulations to construct a 1500 sq/ft

accessory structure where the primary structure is 920 sq/ft. Assessor's Map 56, Lot 158.

Mr. Grant provided an overview of the project which is to build a storage building that is larger than the primary residence. Mr. Ventres noted that the regulations stated that the primary residence needs to be larger than other buildings. Mr. Grant outlined that his hobby requires more space; he likes to do garden tractor pulls and he has some antique trucks and cars. Mr. Ventres provided an overview of the regulations for this building. Mr. Grant outlined where the shed would sit and that the neighbors would not see it.

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

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

Motion by Ms. Alt to grant Appeal #1143 – 103 EH Colchester Turnpike, Timothy Grant, requesting a variance to Section 5.0 of the East Haddam Zoning Regulations to construct a 1500 sq/ft accessory structure where the primary structure is 920 sq/ft, given the location of the building is setback from the street and would not impact the neighborhood. Seconded by Mr. Fiala, unanimously approved.

4. Minutes

Motion by Ms. Alt to accept the July 6, 2021, minutes as presented. Seconded by Mr. Fiala, unanimously approved.

5. Bills

No bills.

6. Adjournment

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

Meeting adjourned at 7:30 pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary