East Haddam
Zoning Board of Appeals
October 5, 2021

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, October 5, 2021, at 7:00 PM. The Chairperson being in the Chair and the Secretary being present.

2. Attendance

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

Absent: James Fennema, Diane Quinn

Others Present: Nicholas Dimartino, Samantha Dimartino, Paul Noel, Diane Noel

3. Public Hearing

1) **Appeal #1144 – 2 Briarwood Road, Nicholas Dimartino (property owner), is requesting a variance to Section 10.1 of the East Haddam Zoning Regulations for a proposed 10' x 15' addition that would be an extension of a non-conformity. The proposed addition will be 22.9 feet from the property line, where 25 feet is required. Assessor's Map 66, Lot 162.**

Mr. Ventres outlined that the whole neighborhood is non-conforming given the time it was laid out prior zoning. He also provided a site map of the neighborhood. Mr. Dimartino provided an overview of the project, which is to create a master bedroom to allow their current 2-bedroom home to shift to a 3-bedroom home. The owners have 2 children and would like more space. The variance is needed as the new addition is too close to the property line. The house is already 7 feet away from the property line, but is grandfathered in. The addition would be less of a non-conformance than the rest of the house. The addition cannot be put anywhere else given the property lines and the septic field.

Mr. Daigle opened the Hearing to the public – no comments where offered.

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

Motion by Ms. Alt to grant Appeal #1144 – 2 Briarwood Road, Nicholas Dimartino (property owner), requesting a variance to Section 10.1 of the East Haddam Zoning Regulations for a proposed 10' x 15' addition that would be an extension of a non-conformity, since it is less non-conforming than the rest of the house and it cannot be placed, further away from the property line close to the septic. Seconded by Mr. Smith, unanimously approved.

2) **Appeal #1145 - 2 Winterbrooke Road, Paul E Noel & Diane C Noel (property owners), is requesting a variance to Section 10.1 of the East Haddam Zoning Regulations for a**

proposed 12'x20' shed. The proposed shed will be 2 feet from the property line where 20 feet is required. Assessor's Map 56, Lot 177.

Mr. and Mrs. Noel provided an overview of the project, which is to install a 1 story storage shed to allow them to clear out their garage. The location requires 20' from the property line; with the narrow lot and the septic location, there are only a few locations. The location where the owners would like to place the shed is next to the Town of East Haddam property. The shed would be 100' plus away from other property lines. The shed would not be visible by anyone on Town Street due to the property's topography. Mr. Ventres noted there is no issue with the Town given the space is used to access a drainage basis and is not anticipated to be used for anything else.

Mr. Daigle opened the Hearing to the public – no comments where 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 #1145 - 2 Winterbrooke Road, Paul E Noel & Diane C Noel (property owners), requesting a variance to Section 10.1 of the East Haddam Zoning Regulations for a proposed 12'x20' shed, based on the lot topography and the septic location. Seconded by Mr. Fiala, unanimously approved.

4. Minutes

   Motion by Mr. Fiala to accept the September 7, 2021, minutes as presented. Seconded by Mr. Smith, unanimously approved.

5. Bills

   No bills.

6. Adjournment

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

   Meeting adjourned at 7:21 pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary