East Haddam Zoning Board of Appeals

Municipal Office Complex
1 Plains Road, Moodus, CT

REGULAR MEETING MINUTES
June 1, 2021

1. Call to Order

Chairman Daigle called the meeting to order at 7:00 pm

2. Attendance

Members Present: J. Gregory Daigle (chairman), Diane Quinn, William Smith, Laurie Alt, and Richard Fiala.

Members Absent: James Fennema

Others Present: James Ventres – Land Use Officer, Cynthia Chotkowski Kelley, Edward Kelley, and David Fleig.

3. Public Hearing

a. New - Appeal #1138 – 58 O'Connell Road, Cynthia Chotkowski, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an agricultural building 20' from the side property line where 75' are required. Assessor's Map 68, Lots 18.

Ms. Chotkowski is looking to build an agricultural building to hold miniature horses and their accoutrement. Ms. Quinn asked for clarity as to what is already on the property, Mr. Ventres noted the current shed is outside of wetlands and has been on the property for 50+ years. Mr. Daigle asked for clarity as to why the current barn cannot be moved. Mr. Ventres noted the lot topography and the wetlands do not provide a large amount of room for the new barn to be placed anywhere else on the lot. The farther away the barn is from wetlands, the better it is to reduce nutrient load into the wetlands.

Chairman Daigle opened the hearing to the public. There was no public comment.

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

Motion by Ms. Alt to grant Appeal #1138 – 58 O'Connell Road, Cynthia Chotkowski, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an agricultural building 20' from the side property line where 75' are required, due to the

hardship of land topography, it is the best spot for the barn and the neighbors are not upset. Seconded by Mr. Smith, unanimously approved.

b. New – Appeal #1139 – 207A East Shore Drive, David Fleig, requesting a variance to section 10.1 of the East Haddam Zoning Regulations to construct a shed 3' from the property line where 10' are required. Assessor's Map 80, Lot 405.

Mr. Fleig outlined that he is looking to build a shed 3' from the property line when the regulation requires 10'. Mr. Ventres walked through the existing site plan with the existing shed, which will move to the spot that requires a variance and then the plan is to build a new shed in the old shed spot. Mr. Fleig noted that he picked the spot to back up the old shed to the back of the neighbor's shed. It also does not block any view of the lake. He thinks the house was built in 1957 but is not clear when the lot was split. The existing shed is 14' by 7', and the new shed will be more of a square one. Mr. Ventres noted that there is a sewer line that impedes other spots for where the shed could be put.

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

Motion by Ms. Alt to grant Appeal #1139 – 207A East Shore Drive, David Fleig, requesting a variance to section 10.1 of the East Haddam Zoning Regulations to construct a shed 3' from the property line where 10' are required, as there is no complaint from the neighbor and due to the hardship of a very narrow lot that provides no other place to put the shed. Seconded by Mr. Fiala, unanimously approved.

4. Minutes

A motion was made by Mr. Diagle to accept the May 4, 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 Mr. Smith to adjourn the meeting at 7:30 pm. The motion was seconded by Mr. Fiala and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary