East Haddam
Zoning Board of Appeals
November 2, 2021

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, November 2, 2021, at 7:00 PM. The Chairperson being in the Chair and the Secretary being present.

2. Attendance

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

Absent: Diane Quinn

Others Present: Scott Brown, Jamie Tomasetti, Marion Buck

3. Public Hearing

1) **Appeal #1146 – 97 Bone Mill Road, Scott Brown & Jamie Tomasetti (property owners), is requesting a variance to Section 10.1 of the East Haddam Zoning Regulations for a proposed addition, that would be an extension of a non-conformity. The proposed addition will be, Front Yard, 25 feet from the property line, where 40 feet is required and Side Yard 32 feet from the property line, where 40 feet is required. Assessor's Map 003, Lot 006.**

Mr. Ventres provided an overview of the property. It used to be Dorothy Hanna's property. It came to the ZBA in 2016 which was granted, to have 2 additions built, much larger than the proposed addition now. Part of the argument for the 2016 variance approval was that the house was there 100 years before zoning and to set it close to the road. Now the request is to for a smaller addition, in the front and a little bit in the side yard. It is a very large reduction to the variance approved in 2016, but it still requires a variance.
The request is before the ZBA given the difference from the original variance approved.
There is no garage to be put on the structure. The owner's intent is to put the addition on to look like it has always been there.
The 2016 proposed addition was granted a variance but never built. It was a larger footprint than is now being requested.
The original variance was for the encroachment on the west and on the east sides of the house. It required 2 variances as it encroaches on two different sides with different setbacks.
Mr. Ventres outlined the ZBA needs to review the new revised proposal as it is a new owner with a new addition plan, versus being concerned with what was approved in 2016.
Mr. Brown provided an overview of what the changes are to the front view. The foundation needs to be rebuilt and the structure above will be placed back on with a new roof.
Ms. Tomasetti noted that the new structure will be post and beam construction.
Mr. Daigle received clarification from Mr. Ventres for what the variances would entail.
Mr. Ventres noted there are no public comments.

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

Motion by Mr. Smith to grant Appeal #1146 due to the history outlined in the previous variance, for 97 Bone Mill Road, Scott Brown & Jamie Tomasetti (property owners), is requesting a variance to Section 10.1 of the East Haddam Zoning Regulations for a proposed addition, that would be an extension of a non-conformity. The proposed addition will be, Front Yard, 25 feet from the property line, where 40 feet is required and Side Yard 32 feet from the property line, where 40 feet is required. Seconded by Ms. Alt, unanimously approved.

4. Minutes

   Motion by Mr. Smith to accept the October 5, 2021, minutes as presented. Seconded by Ms. Alt, unanimously approved.

5. Bills

   No bills.

6. 2022 Yearly Meeting Schedule

   The meeting schedule has been provided in the information packet.

   Motion by Mr. Fiala to accept the 2022 meeting schedule. Seconded by Mr. Fennema, unanimously approved.

7. Adjournment

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

   Meeting adjourned at 7:23 pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary