East Haddam
Zoning Board of Appeals

September 6, 2022

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, September 6, 2022, at 7:00 PM. by Chairman Mr. Daigle.

2. Attendance

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

Others Present: Bruce Dutch, Madelyn Curto

3. Public Hearing

1) **Appeal #1147-22-01. Appeal #1147-22-01 – Bruce Dutch (applicant & property owner), 18 Johnsonville Road (property location). Requesting a variance, Section 10.1. To construct a garage 13 feet from the property line where 25 feet is required. Map 055, Lot 185.**

Mr. Ventres outlined where the proposed garage is on the provided map. Mr. Dutch provided a little more detail on why the garage placement was chosen; it is straight in front of where the driveway leads into the property, and it is opposite to where the septic system is. The garage is going to be 36 feet by 24 feet. It will be a one story with a steep roof for storage. No plumbing will be in the structure.

Mr. Dutch noted that the adjacent property owner, Ron Spencer, is comfortable with the plan, given he (Mr. Spencer) was part of the garage planning as the house previously belonged to a family member prior to it being sold to Mr. Dutch.

Chairman Mr. Daigle opened the hearing to the public. No comments were offered at the meeting or via email.

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

Motion by Mr. Smith to grant Appeal #1147-22-01 – Bruce Dutch (applicant & property owner), 18 Johnsonville Road (property location), based on the septic location and the practically of placing the garage according to the plan.

Requesting a variance, Section 10.1. To construct a garage 13 feet from the property line where 25 feet is required. Seconded by Ms. Alt, unanimously approved.

2) **Appeal #1148-22-02 - Madelyn Curto (applicant & property owner), 23 Three Bridges Road (property location). Requesting a variance, Section 9.2.9. To construct a horse barn to be built 42 feet from the street line, where 100 feet is required. Map 015, Lot 001.**

Ms. Curto is looking to essentially replace 3 existing structures to build a horse barn 42 feet from the road in their place. Mr. Ventres outlined the map to show what the colors stood for, with the yellow showing what is in existence today. The large yellow square is the existing barn, and the small yellow square is the hay shed. There is an additional structure along the road that will also be removed along with those two. To accomplish the goal of meeting the 100 feet would put the barn into the existing field, require a longer driveway and create additional impervious surface.

Given there is already a barn in place with manure management, the variance will be to improve on an already existing nonconformity.

Chairman Mr. Daigle opened the hearing to the public. No comments were offered at the meeting or via email.

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

Motion by Ms. Alt to grant Appeal #1148-22-02 - Madelyn Curto (applicant & property owner), 23 Three Bridges Road (property location), as it will not create more harm, would redirect impervious surfaces and not disrupt the fields. Requesting a variance, Section 9.2.9. To construct a horse barn to be built 42 feet from the street line, where 100 feet is required. Seconded by Mr. Smith and unanimously approved.

4. Minutes – January 04, 2022

Motion by Ms. Quinn to accept the January 4, 2021, minutes as presented. Seconded by Mr. Smith, unanimously approved.

5. Bills

No bills.

6. Adjournment

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

Meeting adjourned at 7:23 pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary