East Haddam
Zoning Board of Appeals
November 1, 2022

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, November 1, 2022, at 7:00 PM. The Chairperson being in the Chair and the Secretary being present.

2. Attendance

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

Others Present: Roger Nemergut, P.E.

3. Public Hearing

1) Appeal #1149-22-03 – Stacey Hathaway (applicant and property owner), 90 Mott Lane (property location). Applicant requesting a variance, for a. Section 10.2 – reduce setback for proposed detached building from 25 feet to 18 feet, and b. Section 10.2.3.2.2 Allowing an accessory dwelling unit on 1.48 acres where 1.5 acres is required. Map 75, Lot 58.

Mr. Nemergut provided an explanation of the project, as he is representing the applicant. He outlined how the lot is configured. It is currently developed with a small single-family residence that is a 2 bedroom house. The house was a 3 bedroom that was converted to a 2-bedroom upon a recent renovation, and the septic system is designed for a 3-bedroom house. It is listed on the Assessor's card as a 3-bedroom house, but upon the walk through the house, Mr. Nemergut noted that it is only a 2-bedroom house. The septic system was repaired as a 3-bedroom sized system a few years ago. There is a well in the backyard, the septic wraps around the side yard into the front yard. It's relatively flat in front but as one moves to the back of the house, there is a slope in excess of 10%. It is bigger than the minimum lot size for the zoning of the area.

The applicant would like to bring her mother to live on the property but would like to provide privacy. A small, detached accessory unit will meet that need. The dwelling would have a garage on the first floor with an apartment above the garage. This architecture requires two variances to be sought for the project to move forward. There is a need for a variance due to the lot size and another variance for the side lot line setback.

There is about an 8-foot separation between the two structures, to allow for maintenance.

The proposed structure would be a typical New England type structure and architecture.

The neighbor closest to the side line that is closest to the project has a substantial evergreen barrier that is both thick and about 15 feet high.

There are quite a few houses on Mott Lane that have detached garages, so both the concept of a detached garage and the style of the structure fit into the neighborhood.

The typography of this lot is unusual for the neighborhood.

The project has received approval from the Chatham Health District. Mr. Nemergut noted that the applicant has requested approval from the State to have two buildings on one septic system.

Chairman Mr. Daigle opened the hearing to the public, no comments were offered.

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

A Motion by Ms. Alt to grant Appeal #1149-22-03 – Stacey Hathaway (applicant and property owner), 90 Mott Lane (property location). Applicant requesting a variance, for a. Section 10.2 – reduce setback for proposed detached building from 25 feet to 18 feet, and b. Section 10.2.3.2.2 Allowing an accessory dwelling unit on 1.48 acres where 1.5 acres is required, as the typography prevents the building from being placed anywhere else on the property. Seconded by Mr. Smith, unanimously approved.

4. Minutes

   Motion by Mr. Smith to accept the September 6, 2022, minutes as presented. Seconded by Mr. Fiala, unanimously approved.

5. Bills

   No bills.

6. 2023 Yearly Calendar Meeting Schedule

   Mr. Ventres asked the commissioners if the existing schedule work; no issues raised.

7. ZBA Commission Member Appointments

   All Commissioners must be reappointed with the exception of Ms. Alt.

   Motion by Ms. Alt to recommend to the Board of Selectmen that all Commissioners with the exception of Ms. Alt to be reappointed to the Zoning Board of Appeals. Seconded by Mr. Fiala, unanimously approved.

8. Adjournment

   Motion by Ms. Quinn to adjourn. Second by Ms. Alt and unanimously approved.

   Meeting adjourned at 7:30 pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary