East Haddam
Zoning Board of Appeals
December 6, 2022

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, December 6, 2022, at 7:00 PM. The Chairperson was absent but the Secretary being present.

2. Attendance

Present: Diane Quinn , Richard Fiala, James Fennema, Laurie Alt, James Ventres – Land Use Officer
Absent: Gregory Daigle, William Smith
Others Present: Craig Montenari

3. Public Hearing

1) Appeal #1150- Grace Builders (applicant), Craig & Christina Montenari (property owners), 11 Ridgewood Road (property location). Requesting a variance of Section 10.3.2 to construct an open deck thirteen (13) feet from the property line where twenty (20) feet is required. Map 087, Lot 050.

Mr. Montenari would like to build a deck but needs a variance to meet the regulation requirements. Mr. Ventres noted the builder discussed the project with him, and while there is plenty of room to build it, the property line from the road is in a spot that requires a variance. Adding the deck to the proposed location will match the rest of the houses in the neighborhood. Mr. Ventres noted that he received one phone call to get clarity on why a variance is needed given how far the house is from the road. Mr. Ventres explained that while the house is far from the road, it is not far from the property line.

No Comments were offered from the public.

Motion by Mr. Fiala to close the public hearing part of the meeting. Seconded by Mr. Fennema, unanimously approved.

Motion by Ms. Alt to grant Appeal #1150- Grace Builders (applicant), Craig & Christina Montenari (property owners), 11 Ridgewood Road (property location). Requesting a variance of Section 10.3.2 to construct an open deck thirteen (13) feet from the property line where twenty (20) feet is required. Approved given that it is confusing with the small road and the approval will not hurt anything. Seconded by Mr. Fiala, unanimously approved.
The application meets the setback of the properties.

4. Minutes

Motion by Ms. Alt to accept the November 1, 2022, minutes as presented. Seconded by Mr. Fennema, unanimously approved.

5. Bills

   No bills.

6. Adjournment

   Motion by Ms. Alt to adjourn. Seconded by Mr. Fiala and unanimously approved.

   Meeting adjourned at 7:15 pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary