East Haddam
Zoning Board of Appeals
March 7, 2023

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, March 7, 2023, at 7:00 PM.

Attendance

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

Others Present: Mrs. Patricia Roach Blake and Mr. John Blake

2. Election of Chairperson and regular member change

A motion was made by Ms. Alt to elect Ms. Quinn to be the new ZBA chairperson. Seconded by Mr. Fiala and unanimously approved.

A motion was made by Ms. Quinn to recommend to the Board of Selectmen that Mr. Fennema be moved from an alternate member to a regular member of the ZBA. Seconded by Mr. Smith and unanimously approved.

3. Public Hearing

1) Appeal #1151- Mr. John Blake & Mrs. Patricia Roach Blake (property owners & applicants), 65 Honey Hill Road (property location). Requesting a variance of Section 10.1 to construct an open carport, 24' X 26', 2.5 feet from the property line where 25 feet is required. Map 004, Lot 035.

Mr. Ventres outlined the documents that were provided. This property prior to zoning had two houses on one lot. Recently the lot and homes were separated. Zoning regulations exist that allow for a lot to be split if the structures existed prior to 1961 and thus create non-conforming lots in the process. The new property line removed any side yard that would allow for a garage to be placed easily. The contours of the lot are such that there are 5 feet drop offs on most of the property.
Mr. Fiala asked if the stockade fence is on the property. It is on the property and the carport will not necessitate taking the fence down.
Mr. Ventres noted he did receive phone calls to get clarity on where the carport will sit, and upon learning where it will sit, there were no issues or complaints provided.
The neighbor's driveway is slightly to the north and the driveways run parallel to each other.

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

Motion by Mr. Smith to grant Appeal #1151- Mr. John Blake & Mrs. Patricia Roach Blake (property owners & applicants), 65 Honey Hill Road (property location). Requesting a

variance of Section 10.1 to construct an open carport, 24' X 26', 2.5 feet from the property line where 25 feet is required. Approved due to the existence of 2 structures on one lot created a non-conformity. Seconded by Ms. Alt, unanimously approved.

4. Minutes

   Motion by Mr. Fennema to accept the December 6, 2022, minutes as presented. Seconded by Ms. Alt and unanimously approved. Mr. Smith abstained.

5. Bills

   No bills.

6. Adjournment

   Motion by Mr. Smith to adjourn. Seconded by Mr. Fiala and unanimously approved.

   Meeting adjourned at 7:20 pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary