

**East Haddam
Zoning Board of Appeals**

April 4, 2023

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, April 4, 2023, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

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

Others Present: George Fellner, Jacqueline Endorf and Deborah Goodman.

3. Public Hearing

- 1) Appeal #1152 – George Fellner (applicant) Jacqueline Endorf (property owner), 323 Mt. Parnassus Road. Requesting two variances of Section 10.1 for a proposed accessory apartment #1. Lot area one (1) acre where two (2) acres is required for an accessory unit #2. Lot coverage of 7.8% where 5% is allowed. Map 040, Lot 003.**

Mr. Fellner provided an overview of the project, which is to remove the rear deck and add a new 2 story addition. Discussion ensued to why this addition is considered non-conforming. The lot used to be conforming but became non-conforming after 1981 due to legislative changes. Mr. Ventres provided an overview of the legislative changes that caused this lot to become non-conforming. The owners desire to add an additional dwelling to allow for a family member. The bedrooms will move from 2 bedrooms to 5 bedrooms given the family's size and the need to provide a family member with living space. This project will be going before the Inland Wetland Commission.

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

Motion by Ms. Alt to grant Appeal #1152-Appeal #1152 – George Fellner (applicant) Jacqueline Endorf (property owner), 323 Mt. Parnassus Road. Requesting two variances of Section 10.1 for a proposed accessory apartment #1. Lot area one (1) acre where two (2) acres is required for an accessory unit #2. Lot coverage of 7.8% where 5% is allowed. Map 040, Lot 003. Approved due to the legislative changes created the hardship versus the owner creating the hardship. Seconded by Mr. Smith, unanimously approved.

- 2) Appeal #1153 – Deborah Goodman (applicant & property owner), 35 Creek Row. Requesting a variance to Section 30.3 to construct an animal barn thirty-eight (38) feet from the property line where seventy-five (75) feet is required. Map 026, Lot 041.**

Ms. Goodman provided an overview of the project. She is looking to raise a few alpacas and looking for a barn to be constructed. The barn will be prefabricated.

Mr. Ventres discussed the map and explained how the property is steeply sloped toward Landing Hill Road.

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

Motion by Ms. Alt to grant Appeal #1153 – Deborah Goodman (applicant & property owner), 35 Creek Row. Requesting a variance to Section 30.3 to construct an animal barn thirty-eight (38) feet from the property line where seventy-five (75) feet is required. Map 026, Lot 041. Approved due to the topographical challenges with the property and there is no neighbor concern. Seconded by Mr. Smith, unanimously approved.

4. Minutes

Tabled to the next meeting.

5. Bills

No bills.

6. Adjournment

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

Meeting adjourned at 7:32 pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary