East Haddam
Zoning Board of Appeals
September 5, 2023

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, September 5, 2023, at 7:00 PM.

Attendance

Present - Richard Fiala, William Smith, Laurie Alt, James Fennema, James Ventres – Land Use Officer

Others Present - Jim Curtin, Gerard Dame, Maxine Dame, Laurence Curtis

Mr. James Fennema was appointed interim chairman.

2. Public Hearing

1) **Appeal #1156 – 109 Boardman Road (property location), Gerard & Maxine Dame (property owners). Section 10.1, to construct a garage fourteen feet (14') from the property line where twenty-five (25') is required.**

Mr. Dame provided an overview of the project which is to build a 2-car garage. It will be on the left side of the house as the right side has both wetlands and the well. There is an engineered septic system at the back of the house. One spot on the lot would have worked but was excluded due to the mature trees around it that would limit access to the backyard for any maintenance on the septic system, if the garage were built there.

Mr. Ventres provided an overview of the map and where the proposed garage is located. Mr. Dame submitted a letter from one of the neighbors.

Mr. Ventres read the letter into the record from Elizabeth Johnson, whose property borders the side of the yard that will have the garage built on it.

There was discussion related to the prior approvals by Inland Wetland & Watercourses Commission and such. Mr. Curtin provided verbal support to the location of the garage.

Mr. Ventres noted there was no public comment in the email.

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

Motion by Mr. Smith to approve Appeal #1156 – 109 Boardman Road (property location), Gerard & Maxine Dame (property owners). Section 10.1, to construct a garage fourteen feet (14') from the property line where twenty-five (25') is required, based on the topography, wetlands, and septic system and the layout of the land and the garage being put into the best spot. Seconded by Ms. Alt, unanimously approved.

3. Minutes

Motion by Ms. Alt to table the minutes as June minutes was not provided in the information package sent out to the members. Seconded by Mr. Smith and unanimously approved.

4. Adjournment

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

The meeting was adjourned at 7:23pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary