East Haddam
Zoning Board of Appeals
December 5, 2023

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, December 5, 2023, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

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

Others Present: Ed Kane, James Evarts, Holly Smith

3. Minutes

Motion by Ms. Alt to approve the June 6th and September 5th minutes as presented. Seconded by Mr. Smith and unanimously approved.

4. 2024 Annual Calendar Meeting Schedule

The calendar of meetings for 2024 was provided.

Motion by Ms. Alt to accept the 2024 meeting calendar as scheduled. Seconded by Mr. Smith and unanimously approved.

5. Public Hearing – Application #1157 – 161 Mt. Parnassus Road (property location), James Evarts (applicant), Holly Smith (property owner). Proposed detached two car garage to be placed 5' from the property line where 25' is required. Lot 038, Map 028.

Mr. Ventres provided the map showing where the proposed garage is. The front lawn is septic and the way the garage is set up will allow the vehicles to move appropriately without banging the garage doors. The house is far away from other houses, and John Shanigan owns the property all around this parcel. There are no real neighbors since there are no houses nearby.
Only one corner is close to the property line.
The elevation behind the garage drops off pretty precipitously.
There was one letter submitted to Mr. Ventres.

Motion by Mr. Smith to open the meeting to the public. Seconded by Ms. Alt and unanimously approved.

Mr. Ventres read into the record a letter in opposition of the request for a zoning exemption from a Wickham Road resident. There was concern about the amount of coverage of the building on the lot. Mr. Ventres provided information on the percentage of current buildings on the lot and also the information on the percentage with the proposed garage. It is under 5% where the regulations state it cannot be over 10%. Mr. Ventres also provided inform

Motion by Mr. Smith to close the public portion of the meeting. Seconded by Mr. Fiala and unanimously approved.

Motion by Mr. Smith to approved application #1157 – 161 Mt. Parnassus Road (property location), James Evarts (applicant), Holly Smith (property owner). Proposed detached two car garage to be placed 5' from the property line where 25' is required, based on the topography of the land limiting the ability to put the garage anywhere else on the property.. Lot 038, Map 028. Seconded by Ms. Alt and unanimously approved.

6. Adjournment

Mr. Smith introduced Ed Kane as a potential new member of the ZBA. Mr. Ventres noted that a letter needs to be sent to the Board of Selectmen recommending Mr. Kane be appointed to the ZBA.

Motion by Ms. Alt to send a letter of recommendation of Mr. Kane to join the ZBA. Seconded by Mr. Smith and unanimously approved.

Mr. Ventres noted that it is statutorily required to attend the advanced training within the virtual advanced land use academy training, which must be completed by all ZBA members. CT Land Use Academy is where the commissioners need to go to find the training. There is a log in that must be completed to get to the training. Mr. Ventres asked the commissioners to watch the training as soon as possible.

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

Meeting adjourned at 7:25pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary