East Haddam
Zoning Board of Appeals
July 2, 2024

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, July 2, 2024, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

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

Others Present: Chad Paradis, Max Barbi, Harold & Patricia Gannon of Sunny Heights Road, 2 Oriole Road, Ms. Lori Baril of 11 Pine Tree Road.

3. Public Hearing

A. Application #1163 – 53 Woodland Road (property location), Chad Paradis (applicant & property owner), Map 066, Lot 104. Proposed construction of a garage as an accessory structure that is larger than the primary structure.

Mr. Paradis explained the project which is to add a garage to add living space by removing items to storage so the house as his family expands. The commissioners reviewed the drawing but had no additional questions.

Mr. Smith opened the meeting to the public.

Mr. Gannon asked for clarification as to the structures that are in the spot where the garage will be built. Mrs. Basil asked for clarification on the height of the garage. The applicant's hardship is the lack of usable space in the existing small single-family home.

Mr. Paradis provided where the garage entrance will be. A concrete truck must have access to the property so there is a fence that has been temporarily moved to allow access.

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

Motion by Ms. Alt to approve Application #1163– 53 Woodland Road (property location), Chad Paradis (applicant & property owner), Map 066, Lot 104. Proposed construction of a garage as an accessory structure that is larger than the primary structure to allo 12 % coverage where 10 % is allowed, seconded by Mr. Fiala and unanimously approved.

B. Application #1164 – 85 Schulman Veselak Road (property location), Massimiliano & Deborah Barbi (applicant & property owner's). Map 050, Lot 085. Proposed construction of a garage twenty-eight feet (28') side setback where forty feet (40') is required, Section 10.1.

Mr. Barbi outlined the project and the hardship which is related to the topography of the lot. He outlined where the garage will sit along with the wetlands and the septic system. There is a 20x20 attached garage right now, but a bigger garage is needed.
Mr. Ventres noted that this application is also before P&Z. It is a large lot with a large amount of wetlands behind it. The only other area to build a garage would be where the septic is located.

Mr. Smith opened the meeting to the public.

Mr. Ventres noted there was no public comments.

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

Motion by Ms. Alt to approve Application #1164 – 85 Schulman Veselak Road (property location), Massimiliano & Deborah Barbi (applicant & property owner's). Map 050, Lot 085. Proposed construction of a garage twenty-eight feet (28') side setback where forty feet (40') is required, Section 10.1. Approved given the location of the wetlands and that the septic is located where the only other available spot is. Seconded by Mr. Kane and unanimously approved.

4. Minutes

Motion by Mr. Kane to approve the April 2, 2024, minutes as presented. Seconded by Ma. Alt and unanimously approved.

5. Bills

No bills.

6. Adjournment

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

Meeting adjourned at 7:24pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary