East Haddam
Zoning Board of Appeals
September 3, 2024

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, September 3, 2024, at 7:04 PM. The Chairperson and Secretary being present.

2. Attendance

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

Others Present: Ronald and Ruth Denya, Jim Carlson, Lindy Kwasowski

3. Public Hearing

A. Application #1165 – 54 Mott Lane (property location), Ronald & Ruth Denya (applicants & property owners). Map 076, Lot 105. Applicant seeks a variance for a proposed horse barn ten feet from the property line where 40 feet is required.

Ms. Denya noted that the location of the barn on the plans is the best part of the property due to it being the flattest part of the land. There are wetlands over the wall, which were considered as a site and ruled out. The barn will be a run in barn with an overhang and 12 foot stalls.

Mr. Smith opened the meeting to the public.

Ms. Kwasowski joined the meeting to express support. One neighbor emailed Mr. Ventres expressing support but noted that there should not be more than two animals allowed. Mr. Ventres contacted the neighbor and explained that the feedback is for the project but neighbors and the commission cannot limit the number of animals given that a new owner could decide to not have horses but could decide to have goats in the same barn making the numbers different based on size and species of animal.

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 #1165 – 54 Mott Lane (property location), Ronald & Ruth Denya (applicants & property owners). Map 076, Lot 105. Applicant seeks a variance for a proposed horse barn ten feet from the property line where 40 feet is required. Approval is as the location of the barn is the best location on the lo due to wetlands and sloping in other areas, seconded by Mr. Fiala and unanimously approved.

4. Minutes

4.Minutes, change Ma. to Ms. for “Seconded by Ms. Alt and…”

Motion by Mr. Kane to approve the July 2, 2024, minutes as amended. Seconded by Ms. 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 7:19pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary