# East Haddam
# Zoning Board of Appeals
December 3, 2024

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, December 3, 2024, at 7:02 PM. The Chairperson and Secretary being present.

2. Attendance

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

Others Present: Gregory Curtin, Jim Curtin, Marty Ryczek, Deb Ryczek

**3. Public Hearing**

**A. Application #1166 - 106 Sheepskin Hollow Road (property location), Gregory Curtin (property owner & applicant). Map 030, Lot 023. Proposed construction of a single-family home in the upland review area, thirteen (13) feet from the property line where forty (40) feet is required.**

Mr. Greg Curtin provided an overview of the project and the reason for the hardship. He would like to build a single family 3-bedroom home that must be constructed within the 40-foot set back. The hardship is that he is not able move the house footprint without touching the wetlands. Mr. Ventres provided the map from Mr. Nemergut, P.E., and pointed out the Roaring Brook River and the wetlands. There is a blue outline on the GIS map and most of the lot is across the brook and the land is very steep. There are neighbors to the north. There are no southern neighbors or neighbors across the street. The property is near the unimproved section of the road. Across the river is very steep. The septic is outside of the wetland's setback and the IWWC has reviewed that application as well. The system must be a pump system and there is a storm water infiltrator for the runoff. At the base of the roadway there will be a new infiltrator to address runoff from the section of the new road. Mr. Ventres noted that a prior variance was granted by the ZBA for a barn, and that location is where the septic system is going to be located. Mr. Ventres noted that the certificate of mailing has been sent.

***Mr. Fennema opened the meeting to the public.***

Mr. Ryczek noted that he is in attendance to support the project.

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

***Motion by Mr. Smith to approve Application #1166 - 106 Sheepskin Hollow Road (property location), Gregory Curtin (applicant). Map 030, Lot 023. Proposed construction of a single-family home in the upland review area, thirteen (13) feet from the property line where forty***

***(40) feet is required, based on the proximity of the wetlands and given the past ZBA approval for a barn. Seconded by Ms. Alt and unanimously approved.***

4. Minutes

   ***Motion by Mr. Kane to approve September 3, 2024, minutes as presented. Seconded by Ms. Alt and unanimously approved.***

5. Bills

   No bills.

6. Adjournment

   ***Motion by Mr. Kane to adjourn. Seconded by Mr. Smith and unanimously approved.***

   Meeting adjourned at 7:14pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary