East Haddam
Zoning Board of Appeals
January 7, 2025

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, January 7, 2025, 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: Arthur Kelly, Roger Kindschi

3. Public Hearing

A. Application #1167 – 34 Glimmer Glen (property location), Arthur & Ann Marie Kelly (property owner & applicant). Map 080, Lot 349. Proposed construction of a shed eight (8) feet from the water's edge where fifty (50) feet is required.

Mr. Kelly joined the meeting and provided an overview of the variance request. The Glimmer Glen property was purchased in 2021, and the shed was located in one location on the property and subsequently moved to the location where it is now. Mr. Kelly noted he was not aware of the 50-foot regulation from the water before he moved it, and he wanted to put the shed down by the lake. Mr. Ventres informed him he needed a variance for that. The reason for the shed movement is so that all the lake paraphernalia could be stored down near the lake. He noted that they use a landscaping company to maintain the lawn. In addition, the neighbor reminded him that the shed was causing water runoff onto his property. There is no gas or motor stuff in it. Everything is right there supports lake activities like fishing gear and boating items.

Mr. Kelly provided an overview of where the shed was and noted that it had been moved already. The shed was not out of compliance where it was originally. IWWC already approved the shed being located near the water.

Discussion ensued related to adding a condition to the variance approval with the stipulation that no gasoline or solvents can be stored within the shed that is close to the lake.

Mr. Smith opened the meeting to the public. Ms. Alt seconded and unanimously approved.

Roger Kindschi who abuts the property on the north side, joined the meeting and explained that the water funnels down through their properties toward the lake. The prior owners cut a space into the landscape to have a level spot and built a mason wall around it. When it rained, there was a constant water problem across the mason wall and around the shed. With the movement of the shed to the new location, it is more aesthetically pleasing and the water no longer collects. He also commended Mr. and Mrs. Kelly's work to clean up the landscaping and the look and feel of the property. He is in full support of the movement of the shed.

Mr. Ventres read into the record a letter from the public, Nancy Kavanaugh, who asked for clarification on a number of points. Mr. Ventres reviewed the points and noted that a variance does not ever set a precedence for future properties. Mr. Ventres spoke to the question on if the Board of Governors were notified and he noted that one of the Board of Governors contacted the Land Use Office this morning.
Mr. Ventres reviewed the variance, which is based on the topography of the land, as the new location is one of the flatter spots on the property.

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

Motion by Mr. Kane to grant the variance for Application #1167 – 34 Glimmer Glen (property location), Arthur & Ann Marie Kelly (property owner & applicant). Map 080, Lot 349. Proposed construction of a shed eight (8) feet from the water's edge where fifty (50) feet is required, with the conditions that no gasoline, internal combustion engines, oils, solvents, fertilizers, herbicides and pesticides not be stored within it the hardship was related to topography and controlling storm water. Seconded by Ms. Alt and unanimously approved.

B. Application #1168 – 96 Moodus Leesville Road (property location), Jacob and Bonnie Spurlock (property owner & applicant). Map 064, Lot 071. Applicants are requesting to place a 13x22 carport 13.5 feet from the property line where twenty (20) feet is required.

Mr. Ventres was expecting the owners to join the meeting. He outlined that the notice was provided to all adjacent property owners. The project is to build a carport on the house.

Mr. Kane opened the meeting to the public. Seconded by Mr. Smith and unanimously approved.

Mr. Ventres read into the record a letter of support from Bruce and Francis Dutch. The neighbor to the opposite side did have a concern, but Mr. Ventres provided information to that neighbor and did not hear anything back.

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

Motion by Mr. Smith to approve **Application #1168 – 96 Moodus Leesville Road (property location), Jacob and Bonnie Spurlock (property owner & applicant). Map 064, Lot 071. Applicants are requesting to place a 13x22 carport 13.5 feet from the property line where twenty (20) feet is required, given the location of the house and driveway cannot be changed due to the site lines.** ***Seconded by Mr. Kane and unanimously approved.***

4. Minutes

Motion by Mr. Kane to approve the December 3, 2024, minutes as presented. Seconded by Mr. Smith 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 7:28pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary