East Haddam
Zoning Board of Appeals
March 4, 2025

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, March 4, 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 Administrator

Others Present: Jen Zemienieski, Paul Zemienieski

3. Public Hearing

A. Application #1169 – 31 Pine Road (property location), Jen & Paul Zemienieski (applicant & property owner). Map 066, Lot 357. The applicant seeks a variance for a proposed shed eight (8') feet from the property line where twenty (20') feet is required.

Ms. Zemienieski provided an overview of the map and where the proposed shed would be located. For the record, the map with yellow highlighting has the location where the shed is going to be. There are 4 lots which have been merged into 1 lot and is now officially 1 lot. There is a flatter spot on the property where the shed will go. The building will be 8 feet from the property line and 14 feet from the road. The variance involves the shed being 8 feet from the property line where 20 feet are required.
There was one condition from the IWWC to ensure that any oil-based solvents are stored within a storage box to prevent them from getting into the lake.
Discussion ensued related to what the variance would be.
The shed will have electricity in it.

Mr. Fennema opened the meeting to the public. Mr. Fiala seconded and unanimously approved.

Mr. Ventres received an email from Toni Dumaine who articulated the concern that the sight line from Berry Road onto Pine Road. Mr. Ventres visited the sites and could see where the shed was going to be located and stopped to see if there was going to be sight line blockage and he did not see how the shed would block the view.

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

Motion by Ms. Alt to approve Application #1169 – 31 Pine Road (property location), Jen & Paul Zemienieski (applicant & property owner). Map 066, Lot 357. The applicant seeks a variance for a prop limited eight (8') feet from the property line where twenty (20') feet is required, as IWWC approved and Mr. Ventres has checked that the sight lines are not

impacted, and the topography and wetlands limits the location of this building. Seconded by Mr. Smith and unanimously approved.

4. Minutes

   Motion by Mr. Kane to approve January 7, 2025, minutes as presented. Seconded by Mr. Smith and unanimously approved.

5. Bills

   No bills.

6. Adjournment

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

   Meeting adjourned at 7:18pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary