East Haddam
Zoning Board of Appeals
May 6, 2025

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, May 6, 2025, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

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

Others Present: James Dicklow

3. Public Hearing

A. Application #1170 – 2 Valley Brook Drive (property location), James Dicklow & Stephanie Held (applicants' & property owners). Map 056 Lot 020. Proposed construction of a shed seventeen feet from the side property line where 20 feet is required.

Mr. Dicklow joined and outlined the project, which is to add a garage/shed. The setback is 20 feet and he only has access to 17 feet and would need to be 3 feet over the setback. The building will be 14 feet by 22feet.
After clearing the land, they realized that there is not another spot to put a foundation on. The yard required 53 tri-axles of dirt to be brought in to somewhat level the land. Due to this, the only place that the addition could be added is where it is now proposed. There will need to be a new driveway installed to access this addition. He walked through all the scenarios of where they tried to place the shed around the yard and why it is not possible in any other area.
The septic is in the backyard and won't be touched by this addition.
The building will not have a loft, and will be electrified. It will not be an apartment.

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

Mr. Ventres noted there is no responses on the email and no one from the public has asked any questions via email.

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

Motion by Mr. Smith to approve Application #1170 – 2 Valley Brook Drive (property location), James Dicklow & Stephanie Held (applicants' & property owners). Map 056 Lot 020. Proposed construction of a shed seventeen feet where 20 feet is required, based on topography of the lot, there is no public complaints. Seconded by Mr. Kane and unanimously approved.

4. Minutes

   Motion by Mr. Kane to approve the March 4, 2025, minutes as presented. Seconded by Mr. Smith and unanimously approved.

5. Bills

   No bills.

6. Adjournment

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

   Meeting adjourned at 7:14pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary