East Haddam
Zoning Board of Appeals
July 1, 2025

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, July 1, 2025, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

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

Others Present: Jeff Naples

3. Public Hearing

A. Application #1172 – 12 Blue Heron Lane (property location), Jeffrey Naples (applicant), Gregory & Mary Latturulo (property owner). Map 066, Lot 180. Proposed construction of a garage, twelve (12) feet from the property where twenty-five (25) feet are required.

Mr. Naples provided an overview of the project which is to build a garage 12 feet from the property line. Discussion ensued related to the fact that this property is part of an association that is not active, and that there is a 40-foot strip of land that the association owns. Because the association is no longer active, property owners are slowly taking care of what the association owned. This property is right on the water. The hardship is due to the fact that septic is on one side and the well is on the other, and the garage cannot be pushed closer to the water.

Motion by Mr. Kane to open the public hearing. Seconded by Mr. Smith and unanimously approved.

Motion by Mr. Kane to approve Application #1172 – 12 Blue Heron Lane (property location), Jeffrey Naples (applicant), Gregory & Mary Latturulo (property owner). Map 066, Lot 180. Proposed construction of a garage, twelve (12) feet from the property where twenty-five (25) feet are required, due to the location of the septic and waterfront wetlands property. Seconded by Ms. Alt and unanimously approved.

Motion by Mr. Kane to close the public hearing. Seconded by Mr. Smith and unanimously approved.

4. Minutes

Motion by Mr. Smith to approve the June 3, 2025, minutes as presented. Seconded by Mr. Kane 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 7:15pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary