

**East Haddam
Zoning Board of Appeals
September 2, 2025**

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, September 2, 2025, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

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

Others Present: Peirre Hill

3. Public Hearing

- A. Application #1173 – 128 Lake Shore Drive (property location), Peirre & Penelope Hill (applicant & property owner). Map 080, Lot 303. Proposed construction of a shed, three (3) feet from the front property line where twenty-five (25) feet is required and nine (9) feet from the side property line, where ten (10) feet is required.**

Mr. Hill stated he lives on the lake so the lake side of the property would not work, and his septic system occupies a substantial portion of the front yard. This leaves him with only the northwest corner to place a ten foot (10) by twenty-foot (20) shed. The property to the north is vacant.

Chairman, Mr.

Fennema opened the public hearing. No comments were made from the public.

Mr. Smith made a motion to close the public hearing, seconded by Ms. Alt, and the vote unanimously approved.

Mr. Smith made a motion to approve Application #1173 – 128 Lake Shore Drive (property location), Peirre & Penelope Hill (applicant & property owner). Map 080, Lot 303. Proposed construction of a shed, three (3) feet from the front property line where twenty-five (25) feet and nine (9) feet from the side property line, where ten (10) feet is required; seconded by Ms. Alt and the vote unanimously approved.

4. Minutes

Mr. Smith made a motion to approve July 1, 2025, minutes as presented, seconded by Ms. Alt, and the vote unanimously approved.

5. Bills - No bills.

6. Adjournment

Mr. Smith made a motion to adjourn the meeting, seconded by Ms. Alt, and the vote unanimously approved. The meeting adjourned at 7:00 pm.