East Haddam
Zoning Board of Appeals
May 5, 2026

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, May 5, 2026, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

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

Absent: Jim Fennema

Others Present: Josh Becker, David Denya, Roberta Denya

3. Public Hearing

A. Application #26-04 245 EH Colchester Tpk, Jane Moran, Map 66, Lot 288. Construction of an additional fourteen (14) feet from the property line where twenty (20) feet is required. Requested variance of Section 10.3 of the Zoning Regulations.

Mr. Becker provided an update on the work, which is to square off the back corner of the house. The lot was already a non-conforming lot and this does not change that.

Motion by Ms. Alt to open the Public Hearing. Seconded by Mr. Fiala and unanimously approved.

Mr. Ventres received a phone call message from an adjacent property owner, but upon leaving a message with the details, he received no further questions from that person.

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

Motion by Ms. Alt to approve Application #26-04 245 EH Colchester Tpk, Jane Moran, Map 66, Lot 288. Construction of an additional fourteen (14) feet from the property line where twenty (20) feet is required. Requested variance of Section 10.3 of the Zoning Regulations, as it is a pre-existing non-conforming structure. Seconded by Mr. Fiala and unanimously approved.

B. Application #26-05 10 Scoville Landing, David and Roberta Denya. Map 46, Lot 13. Request to place a pool nineteen (19) feet from the property line where twenty-five (25) feet is required. Requested variance of Section 10.1 of the Zoning Regulations.

Mr. Denya provided an overview as to the work, which is to install a pool. They talked to all the neighbors, who have no issues.

Mr. Ventres outlined where the septic tank, junction box and leeching fields are on the map. The utilities will be inside the fence, and the whole area will be fenced. In the far back section, the topography drops off.

Motion by Ms. Alt to open the Public Hearing. Seconded by Mr. Fiala and unanimously approved.

No public comments.

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

Motion by Mr. Kane to approve Application #26-05 10 Scoville Landing, David and Roberta Denya. Map 46, Lot 13. Request to place a pool nineteen (19) feet from the property line where twenty five (25) feet is required. Requested variance of Section 10.1 of the Zoning Regulations, due to the hardship which is the topography and reserve and the location of the septic. Seconded by Ms. Alt and unanimously approved.

4. Minutes

Motion by Mr. Kane to approve the March 3, 2026, minutes as presented. Seconded by Mr. Smith and unanimously approved. Mr. Fiala abstained.

5. Bills

No bills.

6. Adjournment

Motion by Mr. Kane to adjourn. Seconded by Mr. Smith and unanimously approved.

Meeting adjourned at 7:15pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary