

East Haddam Zoning Board of Appeals
7 Main Street
P.O. Box K
East Haddam, CT 06423

October 24, 2013

Regular Meeting Minutes

1. CALL TO ORDER: Chairman Wood called the meeting to order.

2. ATTENDANCE:

Present: Stuart Wood, Chairman, Diane Quinn, William Smith, Greg Daigle, Richard Fiala, Laurie Alt

Others: Scott Lennon, applicant, Joseph Parkos, applicant

3. PUBLIC HEARING:

Ms. Quinn read the legal notice for the public hearings:

Appeal No. 1059 – Scott Lennon of 102 Bashan Road, East Haddam, requesting a side yard variance of 20 feet on the north and east sides of the property where a twenty-five foot setback is required, in order to construct a garage. Said property is located in the L zone, Assessor’s Map 58, Lot 132.

Appeal No. 1060 – Joseph Parkos, 60 Fieldstones Drive, requesting a side yard variance of 20 feet where 25 feet is required and a front yard variance of 9 feet where 25 feet is required to construct a garage. Assessor’s Map 58, Lot 103.

Mr. Lennon requested that the Board continue the public hearing for his appeal to the January 2014 meeting. Mr. Lennon stated that his neighbor would like to see the impact of the proposed building in the winter months before he comments.

Mr. Lennon stated that he was advised by James Ventres, Land Use Administrator, that the hearing could be extended to the January 2014 meeting, but no further than that.

A motion was made by Mr. Daigle to continue the hearing for Appeal No. 1059 until the January 2014 meeting. Seconded by Mr. Fiala and carried by unanimous vote.

Mr. Joseph Parkos joined the Board members at the table to present his appeal. Mr. Parkos explained the variance that he was applying for. He was applying for the variance because there was no other place on his property on which to construct the garage. He distributed photographs to show the proposed location. Mr. Parkos stated that his neighbors had no objection to issuing

the variance. Ms. Quinn asked if Mr. Parkos had anything to show the Board that the neighbor had no objections to the variance. He responded that he did not, but if needed, he could get letters from both neighbors. Mr. Parkos presented the green cards and receipts. He explained the topography of his property and that slope and ledge were the biggest obstacles to locating the garage.

Discussion ensued.

Mr. Wood noted for the record that Mr. Parkos was the only member in the audience present for the appeal.

A motion was made by Mr. Daigle to close the public hearing. Seconded by Ms. Quinn and carried by unanimous vote.

A motion was made by Mr. Daigle to approve Appeal 1060. Seconded by Mr. Smith and carried by unanimous vote.

4. ADJOURNMENT

A motion was made by Mr. Daigle to adjourn at 8:22 p.m. Seconded by Ms. Quinn and carried by unanimous vote.