

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

April 24, 2014

Regular Meeting Minutes
(Draft)

1. CALL TO ORDER: Chairman Wood called the meeting to order and advised that the Agenda would be revised to hear Mr. Laurie's appeal for a variance prior to the regular business discussions.

2. ATTENDANCE:

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

Absent: Diane Quinn

Others: Robert Laurie, Catherine Wagner, Sharon Wheeler (Recording Secretary)

Mr. Wood sat Ms. Alt in place of Ms. Quinn for the meeting.

5. PUBLIC HEARING:

Mr. Daigle read the legal notice for appeal No. 1062, which had appeared in the Hartford Courant on April 11, 2014 and April 17, 2014.

Mr. Wood noted that the Zoning Department had notified Mr. Laurie that a new structure on his property could be constructed to within 5' of property boundaries and the Board members acknowledged their understanding of the Zoning Department's instructions.

Mr. Wood asked Mr. Laurie to state the purpose of his appeal and to provide documentation confirming that he had notified his neighbors of his appeal. Mr. Laurie provided postal receipts for the certified letters sent to his neighbors and the signed receipts from the addressees. He reviewed a map and photos of his property identifying the site where he proposed to construct a new garage and provided an explanation of the physical restrictions of his property. He noted that while the map showed a 30'x30' garage, he planned on constructing a 1-car garage with some storage space for his children's toys and anticipated the final structure would be smaller than 30'x30'.

In response to questions from Mr. Daigle, Mr. Laurie and Ms. Wagner provided additional information about the configuration of their two properties and stated that the section of Ms.

Wagner's property abutting the proposed garage site is wetlands and, therefore, not useable and is virtually not visible from the road or Ms. Wagner's deck. Mr. Daigle expressed his concern that the Board did not have final plans to review and Mr. Laurie advised that he had not wanted to incur the cost of a design plan until he was certain he would receive a variance to construct the garage on the proposed location.

In response to questions from Ms. Alt, Mr. Laurie clarified several items on the site plan and confirmed that it was not a professional drawing.

Mr. Fiala expressed his concern that the size of the garage is not defined and Mr. Laurie confirmed that the garage would not exceed 30'x30' and, most likely would be smaller.

Mr. Daigle again stated that he felt the Board should have final plans to review and there was a general discussion regarding his concerns.

Mr. Wood noted for the record that there was no additional public audience at the meeting.

A motion was made by Ms. Alt to close the public portion of this meeting. Seconded by Mr. Fiala and carried by unanimous vote.

A motion was made by Mr. Smith to approve Appeal No. 1062 and grant a 20' side yard variance where 25 feet is required in order to construct a garage five feet from the property line with the condition that the garage is to be no larger than 30' x 30'. Seconded by Ms. Alt and carried by unanimous vote.

Mr. Wood informed Mr. Laurie of the procedure that would follow to formalize the Zoning Board of Appeals' approval of his variance appeal. Mr. Laurie thanked the Commissioners for their consideration of his appeal and he and Ms. Wagner left the meeting.

Mr. Smith advised that he had spoken with his neighbor about applying for a position on the Zoning Board of Appeals and stated that his neighbor may attend one of the upcoming meetings.

3. MINUTES

The minutes of the February 27, 2014 meeting were not available for review.

A motion was made by Ms. Alt to postpone the approval of the February 27, 2014 minutes. Seconded by Mr. Daigle and carried by unanimous vote.

4. BILLS

Mr. Wood advised that he had not had an opportunity to talk with First Selectmen Walter about whether or not to continue on a retainer basis with Attorney Broder.

A motion was made by Ms. Alt to pay Attorney Broder's semi-annual bill, if necessary. Seconded by Mr. Smith and carried by unanimous vote.

6. ADJOURNMENT

A motion was made by Ms. Alt to adjourn at 8:40 p.m. Seconded by Mr. Smith and carried by unanimous vote.