

East Haddam Zoning Board of Appeals

7 Main Street

P.O. Box K

East Haddam, CT 06423

September 25, 2014

Regular Meeting Minutes

(Draft)

1. **CALL TO ORDER:** Mr. Daigle called the meeting to order at 8:00 p.m.

2. **ATTENDANCE:**

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

Absent: none

Others: Cindy and William Reiman (applicants), Donald and Gail Sama (neighbors), James McDonald (applicant)

3. **MINUTES**

There were no minutes to review.

4. **BILLS**

There were no bills to pay.

5. **PUBLIC HEARING**

A) **Continued:** Appeal 1063 – William and Cindy Reiman, 76 Hilltop Road, requesting a variance of Section 24.1.1 – Minimum lot area - of the Zoning Regulations in order to convert a seasonal cottage to year round use. Said property is located at 76 Hilltop Road, Moodus, in the L zone. Assessor's Map 67, Lot 169.

Mrs. Alt read the letter from the Chatham Health District into the record. Board members had questions pertaining to the location, house style, and land availability. The applicants explained that there was no available land to purchase to obtain the required half acre minimum as required in the zoning regulations.

The house was constructed in 1979 by the applicant's father and at the time was intended to be a year round residence.

An abutting property owner supported the application, stating that it is beneficial to have year round properties amongst the summer cottages.

There were no additional comments offered. The public hearing was then closed.

**A motion was made by Mr. Daigle to approve Appeal 1063 - William and Cindy Reiman, 76 Hilltop Road, requesting a variance of Section 24.1.1 - Minimum lot area - of the Zoning Regulations in order to convert a seasonal cottage to year round use. Assessor's Map 67, Lot 169. Seconded by Diane Quinn and carried by unanimous vote.**

Mr. and Mrs. Reiman were informed of the 15 day waiting period from the date of the legal notice of decision appearing in the Hartford Courant. They were also informed of the requirement to file the approval letter with the Town Clerk.

**A) Appeal 1064 - James and Edwyna McDonald, 3 Old Acres Road, requesting a variance of Section 10.1 of the East Haddam Zoning regulations in order to construct a 24' x 24' detached garage 20 feet from the side property line and 11 feet from the front property line where 25 feet is required. Assessor's Map 75, Lot 90.**

Mr. McDonald gave a brief explanation of their application. The location for a garage is limited due to the odd shape and topography of the property.

No one from the public was present for this application. After some discussion, the hearing was closed.

**A motion was made by Ms. Quinn to approve Appeal 1064 - James and Edwyna McDonald, 3 Old Acres Road, requesting a variance of Section 10.1 of the East Haddam Zoning regulations in order to construct a 24' x 24' detached garage 20 feet from the side property line and 11 feet from the front property line where 25 feet is required. Assessor's Map 75, Lot 90. Seconded by Mr. Daigle and carried by unanimous vote.**

Mr. McDonald was informed of the 15 day waiting period from the date of the legal notice of decision appearing in the Hartford Courant. He was also informed of the requirement to file the approval letter with the Town Clerk.

The Board briefly discussed the lack of a recording secretary and other routine matters.

## **6. ADJOURNMENT**

**A motion was made by Mr. Daigle to adjourn at 9:30 PM. Seconded by Mr. Smith and carried by unanimous vote.**