

Town of East Haddam
Zoning Board of Appeals
Regular Meeting
January 28, 2016

1. **CALL TO ORDER:** Chairman Stuart Wood called the meeting to order at 7:00 p.m.

2. **ATTENDANCE:**

Present: Stuart Wood – Chairman, Joseph Daigle, Diane Quinn, Richard Fiala, and Laurie Alt (alternate)

Absent: William Smith

Others Present: The applicant and contractor were present. No public audience

Chairman Wood appointed Ms. Alt to vote in place of Mr. Smith this evening.

3. **PUBLIC HEARING**

Mr. Wood read into the record the legal notice for the following public hearings:

Appeal #1072 –Anne Pollock, 49 Oak Road, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to construct an addition to existing home 20.5’ from the front property line where 25’ is required. Assessor’s Map 66, Lot 377.

First date: January 28, 2016

Last date: March 2, 2016

Ms. Anne Pollock, and her contractor, Mr. Ben Shaw, River Valley Construction addressed the Board. Ms. Pollock explained that she was over the setback line, but would like to put an addition on to her house which will also be outside the setback.

Ms. Pollock submitted the green, certified receipt cards to the Board.

Mr. Wood presented the plan from the file. He stated the current front yard is 18-feet. Not included is the deck. He explained that when they extend the house, they will cover the deck, so they will need a variance for that. The addition they are requesting will not extend the nonconformity. Nevertheless, they need a variance to extend the deck.

Mr. Daigle asked what the addition will look like. Ms. Pollock stated it would be one story. They presented plans for the addition. Mr. Shaw explained that the addition will be two feet to the positive side, as shown in green on the plan. The original deck will be stepped back two feet, and Mr. Shaw showed the new footprint. It is an existing 2-bedroom house. They will take the wall out between the two current bedrooms to make one larger bedroom. The new addition will include a master bedroom and a bathroom.

Ms. Quinn asked the square footage, to which Ms. Pollock stated the current home is 1064 square feet. It was noted that the proposal is for an additional 850 square feet, without the deck.

Mr. Wood noted that there are no members of the public present at this meeting.

Motion by Mr. Daigle, seconded by Mr. Fiala to close the public hearing for Appeal #1072 - Anne Pollock, 49 Oak Road, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to construct an addition to existing home 20.5' from the front property line where 25' is required. Motion carried by unanimous vote.

Motion by Mr. Daigle to approve Appeal #1072 - Anne Pollock, 49 Oak Road, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to construct an addition to existing home 20.5' from the front property line where 25' is required, as the amount of nonconformity will not be increased from the existing nonconformity, and there are no concerns from the neighbors. Ms. Alt seconded the motion. The motion passed unanimously.

Mr. Wood stated there is a 15-day period to publish the legal notice, plus an additional 15-day appeal period after publication, after which the applicant will receive a certified letter. He instructed the applicant to bring this certified letter back to the Town Clerk, as it will not be effective until it has been filed with the Town Clerk.

4. MINUTES

Motion by Ms. Quinn to approve the minutes of the December 10, 2015. Ms. Alt seconded. Motion carried by unanimous vote.

5. BILLS

Hartford Courant (legal notices) \$157.00

Motion by Mr. Fiala to pay the bill as presented. Motion seconded by Ms. Quinn, and carried by unanimous vote.

Mr. Wood announced that the legal notices will move to the local free newspaper. This should be the last Hartford Courant bill the Board will receive.

6. ADJOURNMENT

Motion by Ms. Quinn to adjourn at 7:21 p.m., seconded by Ms. Alt, and carried by unanimous vote.

Respectfully submitted,
Holly Pattavina