

Town of East Haddam
Zoning Board of Appeals
Regular Meeting
February 25, 2016

1. **CALL TO ORDER:** Chairman Stuart Wood called the meeting to order at 7:05 p.m.

2. **ATTENDANCE:**

Present: Stuart Wood – Chairman, Joseph Daigle, Richard Fiala, Laurie Alt (alternate), William Smith

Absent: Diane Quinn

Others Present: Jim Ventres

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

3. **PUBLIC HEARING**

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

Appeal #1073 – Phil Sabo, 15 Lookout Drive, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to construct an addition to existing home 14 feet from the property line where 25 feet are required. Assessor’s Map 87, Lot 15.

And:

Appeal #1074 – Michael & Cynthia Robichaud, 68 Hilltop Road – MR2, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to build an addition where lot coverage will increase to 14% where 10% is the maximum. Assessor’s Map 67, Lot 171.

Appeal #1073 – Phil Sabo, 15 Lookout Drive, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to construct an addition to existing home 14 feet from the property line where 25 feet are required. Assessor’s Map 87, Lot 15.

Mr. Dan Secor, addressed the commission on behalf of the applicant, who is out to sea right now. He submitted the green, certified receipt cards to Mr. Wood.

Mr. Secor explained to the Board that the applicant wants to expand 9-feet towards the road. He noted that this would infringe upon the offset. The addition would be approximately 20-feet from the road, where 25-feet are required. Mr. Ventres noted that this would actually be 31-feet from the edge of the road; however, the edge of the road is not the property line. He explained that this will need a variance, because they want to be 14-feet from the concrete marker, which is the property line, where 25-feet is required.

Responsive to inquiry by Mr. Ventres, Mr. Secor stated the porch will be covered. Mr. Daigle asked if the porch will double in size. Mr. Secor stated it is 9-feet, and they want to add another 6-feet. The entire porch will be covered.

Mr. Smith asked if they were trying to make this house a year-round structure. Mr. Secor stated the applicant owns two cottages. The one next to this could potentially be year-round. Mr. Smith asked if this was already out of compliance, to which Mr. Ventres stated it was.

Mr. Fiala asked if this was a straight area, to which Mr. Secor responded affirmatively.

Mr. Wood asked if there were any public comments. No public comments were offered.

Mr. Daigle asked if there four cottages in line. Mr. Secor stated there are four, but once you go around the corner, there are similar offsets. Mr. Daigle asked if this would stick out more than the existing homes. Mr. Secor acknowledged that it would.

Motion by Mr. Daigle, seconded by Mr. Smith to close the public hearing for Appeal #1073 – Phil Sabo, 15 Lookout Drive, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations. Motion passed by unanimous vote.

Mr. Daigle asked what the hardship was. Mr. Ventres stated if they went to the side of the addition, it would also require a variance. If they go to the back, the septic is there. Therefore, the lot has physical limitations.

Motion by Ms. Alt to approve Appeal #1073 – Phil Sabo, 15 Lookout Drive, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations, based on no complaints from the neighbors, and the whole neighborhood would not be changed much from this addition. Motion seconded by Mr. Smith, and passed unanimously.

Mr. Wood explained to the applicant that there is a 15-day period in which to publish, then 15-day appeal period. At the end, the applicant will receive a letter, which must be brought to the Town Clerk for filing. The approval is not official until it has been filed with the Town Clerk.

Appeal #1074 – Michael & Cynthia Robichaud, 68 Hilltop Road – MR2, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to build an addition where lot coverage will increase to 14% where 10% is the maximum. Assessor’s Map 67, Lot 171.

Mr. Michael and Cynthia Robichaud presented their application to the Board. They explained that they are requesting an addition in order to create a master bedroom with a 2-car garage. They stated their current house is small, and this addition would help accommodate their large family.

Mr. Robichaud submitted copies of the receipts for the certified mailings. He stated he received no green cards back.

Mr. Smith asked if it was still 26-feet from the back setback line. Mr. Robichaud stated he meets all of the zoning requirements for setbacks.

Mr. Fiala questioned if the proposed deck was included in the square footage. Mr. Robichaud believed it was. Mr. Ventres stated if the deck is covered, it is included. If it is not covered, it is not considered as part of the square footage calculation. Mr. Robichaud stated the deck will not be covered.

Ms. Alt asked about the number of bedrooms. Mr. Robichaud stated he is eliminating one bedroom with this proposal.

Mr. Wood opened the hearing to the public, but no public comments were offered.

Mr. Daigle asked the purpose of the 10% lot coverage regulation. Mr. Ventres explained that these lots were created in the 1940’s. This 10% lot coverage regulation was basically a placeholder. If you look at the houses in the neighborhood, most of the cottages exceed the 10%. Because of the slope of this lot, they could not add another story without adversely impacting the potential safety for fires, etc.

Motion by Mr. Daigle to close the public hearing for Appeal #1074 – Michael & Cynthia Robichaud, 68 Hilltop Road – MR2, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations. Mr. Fiala seconded the motion. The motion carried by unanimous vote.

Mr. Smith to approve Appeal #1074 – Michael & Cynthia Robichaud, 68 Hilltop Road – MR2, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations, based on the existing structures in the area and in order to stay within the 10%, he would have to go up with another story, which could create a safety hazard, and this has been approved by wetlands. Motion seconded by Ms. Alt, and carried by unanimous vote.

4. MINUTES

Motion by Mr. Fiala to approve the minutes of the January 28, 2016 meeting as presented. Motion seconded by Mr. Daigle, and carried by unanimous vote.

5. BILLS

East Haddam News (legal notice)	\$ 27.00
Hartford Courant (legal notice)	114.40

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

The Board discussed the Meeting of CT Federation of P&Z agencies. Mr. Wood did not believe we have been paying for this on an annual basis. He stated there is an upcoming reception. After discussion, it was determined that none of the members plan to attend.

6. ADJOURNMENT

Motion by Mr. Smith to adjourn at 7:38 p.m., seconded by Ms. Alt, and carried by unanimous vote.

Respectfully submitted,
Holly Pattavina