

**Town of East Haddam**  
**Zoning Board of Appeals**  
**Regular Meeting**  
**March 24, 2016**

1. **CALL TO ORDER:** Chairman Stuart Wood called the meeting to order at 7:15 p.m.

2. **ATTENDANCE:**

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

**Absent:** Diane Quinn

**Others Present:** Jim Ventres, Land Use Administrator

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 hearing:

**Appeal #1075 – David Navin, 128 Clark Gates Road, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to construct a detached garage 10 feet from the side property line where 20 feet is required. Also, requesting a variance of Section 10.2.3.2.1 to construct an accessory apartment in above mentioned garage that will have 550 sq/ft of habitable space where 500 sq/ft is the maximum. Assessor’s Map 75, Lot 08.**

Mr. David Navin and Mrs. Julie Navin were present at the hearing. The return receipts were handed in from the abutter notification mailing. Mr. Navin explained that he would like to construct a garage with an apartment over the top for his mother. The garage is closer to the property line to avoid the well. An A-2 survey was presented.

Mr. Daigle noted the location of the well and septic area. He asked why there was a request for more square footage for a unit. He was used to requests for less. Mr. Ventres, Land Use Administrator, said that the accessory regulations changed in 2011. The intent was to allow an accessory unit that was smaller on lots that meet the acreage for the District and not additional acreage as before. The minimum is 300 sq/ft and the maximum is 500 sq/ft. He noted that maybe it should be larger since most garages are twenty feet by thirty feet which is 600 sq/ft. In this case, the unit is 550 sq/ft. Mr. Navin presented drawings of the proposed building and the floor plans. Mr. Daigle asked if the 10% coverage was being exceeded. Mr. Ventres stated that it was not. Chairman Woods noted that there were no members of the public in attendance.

**Motion by Mr. Daigle, seconded by Ms. Alt to close the public hearing for Appeal #1075 – David Navin, 128 Clark Gates Road, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to construct a detached garage 10 feet from the side property line where 20 feet is required. Also, requesting a variance of Section 10.2.3.2.1 to construct an accessory apartment in above mentioned garage that will have 550 sq/ft of habitable space where 500 sq/ft is the maximum. Motion passed by unanimous vote.**

**Motion by Mr. Daigle to approve Appeal #1075 – David Navin, 128 Clark Gates Road, requesting a variance of Section 10.1 of the East Haddam Zoning Regulations in order to construct a detached garage 10 feet from the side property line where 20 feet is required. Also, requesting a variance of Section 10.2.3.2.1 to construct an accessory apartment in above mentioned garage that will have 550 sq/ft of habitable space where 500 sq/ft is the maximum. He stated that the hardship was the unusual shape of the lot and the location of the well. No matter how it would be situated it would be in the side yard. It was also noted that the slightly larger apartment would not change the character of the neighborhood. 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.

#### **4. MINUTES**

**Motion by Mr. Daigle to approve the minutes of the February 25, 2016 meeting as presented. Motion seconded by Ms. Alt, and carried by unanimous vote.**

#### **5. BILLS**

East Haddam News (legal notice) \$ 60.00

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

#### **6. ADJOURNMENT**

Motion by Mr. Fiala to adjourn at 8:00 pm., seconded by Mr. Daigle, and carried by unanimous vote.

Respectfully submitted,  
James Ventres, Land Use Administrator