

Town of East Haddam
Zoning Board of Appeals
Regular Meeting
May 26, 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, and Diane Quinn

Absent:

Others Present: Jim Ventres

3. **PUBLIC HEARING**

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

Appeal #1076 – Mark Thiede (Two Wrasslin’ Cats), 374 Town Street, requesting a variance of Section 10.1 of the East Haddam Zoning regulations in order to construct an addition 10-feet from the side property line where 50-feet is required. Assessor’s Map 27, Lot 90.

First date: May 26, 2016

Last date: June 29, 2016

Appeal #1077 – Alan & Clarissa Basch, 63 Hilltop Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations in order to extend an existing deck 11-feet from the side property line where 20-feet are required. Assessor’s Map 67, Lot 158.

First date: May 26, 2016

Last date: June 29, 2016

Appeal #1078 – Matthew & Carin Hanlon, 165 East Haddam Colchester Turnpike, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations in order to build a garage 10-feet from the front property line where 30-feet are required. Assessor’s Map 57, Lot 18.

First date: May 26, 2016

Last date: June 29, 2016

Appeal #1079 – Donna Marie, 15 Sunny Heights Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations in order to build an addition 15-feet from the front property line where 20-feet are required. Assessor’s Map 75, Lot 170.

First date: May 26, 2016

Last date: June 29, 2016

Mr. Ventres informed the Board that Appeal #1079 withdrew her application. They discovered a map on file showing property line could be farther than originally thought, so they no longer needed the variance.

Appeal #1076 – Mark Thiede (Two Wrasslin’ Cats), 374 Town Street, requesting a variance of Section 10.1 of the East Haddam Zoning regulations in order to construct an addition 10-feet from the side property line where 50-feet is required. Assessor’s Map 27, Lot 90.

First date: May 26, 2016

Last date: June 29, 2016

Mr. Mark Thiede, Two Wrasslin Cats addressed the Board. He explained his plan for an extension on his structure in order to serve ice cream, but it would put him closer to the property line. The addition would add to the service area about 240 square feet, which would add two service windows for providing ice cream.

Mr. Thiede explained that his business is specialty coffees, and breakfast/lunch sandwiches. He is now interested in providing ice cream, at least during the summer months.

Mr. Ventres presented the site plan that was on file, including the CT DOT easement. Mr. Thiede explained that due to site restrictions, this is really the only place he could add this service area.

Mr. Smith asked if the addition would be to the right of the current shop entrance, to which Mr. Thiede responded affirmatively.

Mr. Fiala asked if there would be ample parking. Mr. Thiede stated he currently has 15-18 spaces. During the zoning process, they discovered that they could expand a bit, but he would like to see how it goes this summer before making any plans.

Mr. Wood opened the hearing to the public. No public comments were offered.

Motion by Mr. Daigle, seconded by Ms. Quinn to close the public hearing for appeal #1076 – Mark Thiede (Two Wrasslin’ Cats), 374 Town Street, requesting a variance of Section 10.1 of the East Haddam Zoning regulations in order to construct an addition 10-feet from the side property line where 50-feet is required. Motion carried by unanimous vote.

Motion by Mr. Daigle to approve Appeal #1076 – Mark Thiede (Two Wrasslin’ Cats), 374 Town Street, requesting a variance of Section 10.1 of the East Haddam Zoning regulations in order to construct an addition 10-feet from the side property line where 50-feet is required, as the addition would create no further enhancement of the non-conformity, the non-conformity was caused many years before zoning, and there were no comments in opposition from the neighbors. Motion seconded by Mr. Fiala, and carried by unanimous vote.

Mr. Wood explained appeal process and timeframes, and the publishing process to the applicant.

Appeal #1077 – Alan & Clarissa Basch, 63 Hilltop Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations in order to extend an existing deck 11-feet from the side property line where 20-feet are required. Assessor’s Map 67, Lot 158.

First date: May 26, 2016

Last date: June 29, 2016

Mr. Alan & Clarissa Basch addressed the Board. Mr. Basch stated they wished to extend an existing deck, for the purpose of covering their car. He explained that they have no room for a garage. By extending this area, they could bring the deck over a bit, and they could then cover a car.

Mr. Basch submitted the green, certified receipt cards to Mr. Ventres.

Mr. Daigle asked about the driveway location. Mr. Basch stated they are the only house that has access to this area. Mr. Basch added that they are currently not using this house in the winter, but as they near retirement, they would like to have some way to cover the car for winters.

Mr. Daigle asked about the decking material. Mr. Basch stated they would extend it toward the back yard. He anticipated using Trex or other similar decking material.

Ms. Quinn asked how high the deck is now. Mr. Basch stated it is equal to where the house stands. They estimated approximately 10-feet high or so. It was noted there is a full walk-out basement.

Mr. Daigle asked if the stairs would remain, to which Mr. Basch responded affirmatively.

Ms. Quinn asked how much property was there. Mr. Ventres stated it was .22 acre, and it is a year-round home.

Mr. Wood opened the hearing to the public. No public comments were offered.

Motion by Ms. Quinn, seconded by Ms. Alt to close the public hearing for Appeal #1077 – Alan & Clarissa Basch, 63 Hilltop Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations in order to extend an existing deck 11-feet from the side property line where 20-feet are required. Motion carried by unanimous vote.

Motion by Mr. Smith to approve Appeal #1077 – Alan & Clarissa Basch, 63 Hilltop Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations in order to extend an existing deck 11-feet from the side property line where 20-feet are required, as there is no other space in which to accomplish what they need to do, and there were no complaints from the neighbors. Motion seconded by Ms. Quinn, and carried by unanimous vote.

Mr. Wood explained the appeal and publishing process to the applicants.

Appeal #1078 – Matthew & Carin Hanlon, 165 East Haddam Colchester Turnpike, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations in order to build a garage 10-feet from the front property line where 30-feet are required. Assessor’s Map 57, Lot 18.

First date: May 26, 2016

Last date: June 29, 2016

Mr. Matthew Hanlon addressed the Board and submitted the green, certified receipt cards to Mr. Ventres. Mr. Hanlon explained that he was trying to squeeze in a garage, but he is very limited due to the steep embankments around his home. The area is 10-feet where he needs 30-feet.

Mr. Wood opened the hearing to the public; however there was no public present to comment.

Motion by Mr. Daigle, seconded by Mr. Fiala to close the public hearing for appeal #1076 Appeal #1078 – Matthew & Carin Hanlon, 165 East Haddam Colchester Turnpike, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations in order to build a garage 10-feet from the front property line where 30-feet are required. Motion carried by unanimous vote.

Motion by Mr. Daigle to approve Appeal #1078 – Matthew & Carin Hanlon, 165 East Haddam Colchester Turnpike, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations in order to build a garage 10-feet from the front property line where 30-feet are required, due to the steep topography, the proposed garage location is the most sensible location for its placement, and there were no complaints from the neighbors. Motion seconded by Mr. Smith, and carried by unanimous vote.

Mr. Wood explained the publishing/appeal process to the applicant.

4. MINUTES

Motion by Mr. Smith to approve the minutes of the March 24, 2016 meeting as presented. Motion seconded by Mr. Daigle, and carried by unanimous vote.

5. BILLS

None

6. ADJOURNMENT

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

Respectfully submitted,
Holly Pattavina