

**Town of East Haddam**  
**Zoning Board of Appeals**

**Regular Meeting**

**July 28, 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), and William Smith

**Absent:** Diane Quinn

**Others Present:** Michael Lowy

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

3. **PUBLIC HEARING**

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

**Appeal #1082 – Michael Lowy, 24 Sipples Hill Road, requesting a variance to Section 10.2.3.2 of the East Haddam Zoning Regulations requesting a 650 sq/ft accessory dwelling where 500 sq/ft is permitted. Assessor’s Map 75, Lot 45.  
First Date: July 28, 2016 Last Date: August 31, 2016**

**Appeal #1082 – Michael Lowy, 24 Sipples Hill Road, requesting a variance to Section 10.2.3.2 of the East Haddam Zoning Regulations requesting a 650 sq/ft accessory dwelling where 500 sq/ft is permitted. Assessor’s Map 75, Lot 45.**

Mr. Lowy presented the Commission with the green certified mail cards.

Mr. Lowy addressed the Commission. He stated that he would like to build a garage addition onto his existing house and would like to put an accessory apartment on the ground level. Since the addition will be 25’ X 26’ (650 sq/ft) he would like the accessory apartment above to also be 650 sq/ft.

Mr. Smith questioned the accessory apartment being on the ground level of the garage. Mr. Lowy explained that since the garage will be built on a hill the garage portion will be a walk out, thus making the accessory apartment portion on the ground level.

Mr. Daigle asked about the swing of the driveway shown in the site plan. Mr. Lowy explained that the map that he presented showed the driveway as it is at this time. He

stated that he would be reconfiguring the driveway so that it would work with the new addition.

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

**Motion by Mr. Daigle, seconded by Mr. Fiala to close the public hearing for Appeal #1082 – Michael Lowy, 24 Sipples Hill Road, requesting a variance to Section 10.2.3.2 of the East Haddam Zoning Regulations requesting a 650 sq/ft accessory dwelling where 500 sq/ft is permitted. Assessor’s Map 75, Lot 45. Motion carried by unanimous vote.**

**Motion by Mr. Smith to approve the variance for Appeal #1082 – Michael Lowy, 24 Sipples Hill Road, requesting a variance to Section 10.2.3.2 of the East Haddam Zoning Regulations requesting a 650 sq/ft accessory dwelling where 500 sq/ft is permitted, given the fact that there is no objection from neighbors and because the size requested is reasonable to accommodate a two car garage below. Motion seconded by Mr. Daigle, and carried by unanimous vote.**

Mr. Wood explained the appeal and publishing requirements, as well as the filing of the letter with the Town Clerk for filing on the town records.

#### **4. MINUTES**

**Motion by Mr. Daigle to accept the minutes of the June 23, 2016 regular meeting as presented. Motion seconded by Mr. Smith, and carried by unanimous vote.**

#### **5. BILLS**

East Haddam News: \$ 51.00

East Haddam News: \$ 102.00

**Motion by Mr. Daigle to pay the bills as listed above. Motion seconded by Mr. Smith, and carried by unanimous vote.**

#### **6. ADJOURNMENT**

**Motion by Mr. Fiala to adjourn at 7:19 p.m., seconded by Ms. Alt and carried by unanimous vote.**

Respectfully submitted,

Nancy Talbot