

**REGULAR MEETING MINUTES**

**September 22, 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, Richard Fiala, William Smith, Laurie Alt (alternate)

**Absent:** Diane Quinn

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

**3. PUBLIC HEARING**

**Appeal #1083 – Charlene & Steven Reagan, 4 Lake Shore Drive, requesting a variance to Section 10.1 of the East Haddam Zoning regulations to construct an extension to an existing porch 18.6 feet from the front property line where 25 feet are required. Section 10.1 of the East Haddam Zoning Regulations to construct a shed 11 feet from the size property line where 25 feet are required. And, Section 10.1 of the East Haddam Zoning regulations to increase the total lot coverage to 11.5% where 10% is the maximum. Assessor’s Map 71, Lot 30.**

Charlene & Steven Reagan addressed the Board. Mr. Reagan stated they would like to square off the building for their front porch, and to have the porch covered. They have some architectural issues from prior renovations. They are looking for an overhaul of the exterior.

They need a 25-foot setback in the back. The Chatham Health District requires an area for replacing the septic system. They have some ledge also in the back yard. There is only a limited area to install a shed. They would be 16 or 17 feet from the property line. They are trying to make a senior-friendly building. They need a wider area rather than building up. Their lot coverage is over by 1.5%.

They submitted the green, certified receipt cards to the Board.

Mr. Daigle asked about the front of the porch. Mr. Reagan showed the current porch area. He stated they discovered there is no support underneath, and no support for a section of the roof. They would like to extend the porch and screen it in. Mrs. Reagan stated that Mr. Reagan is highly allergic to mosquito bites. She added that they are not going any closer than their neighbor, so it would match the neighborhood.

Responsive to Mr. Daigle, Mr. Ventres stated there will be an extension of the non-conformity. However, it will not increase the non-conformity pertaining to the distance from the street line. The shed will put it over the lot requirement. Mrs. Reagan stated they originally planned a second floor bedroom, but they decided to have everything on one floor.

Mr. Daigle asked about the shed. They responded that it would be a Kloter Farms shed.

Mr. Wood stated there are no members of the public present this evening, other than the applicants.

**Motion by Mr. Daigle, seconded by Mr. Fiala to close the public hearing for Appeal #1083 – Charlene & Steven Reagan, 4 Lake Shore Drive, requesting a variance to Section 10.1 of the East Haddam Zoning regulations to construct an extension to an existing porch 18.6 feet from the front property line where 25 feet are required. Section 10.1 of the East Haddam Zoning Regulations to construct a shed 11 feet from the size property line where 25 feet are required. And, Section 10.1 of the East Haddam Zoning regulations to increase the total lot coverage to 11.5% where 10% is the maximum. Assessor’s Map 71, Lot 30. Motion carried by unanimous vote.**

**Motion by Ms. Alt to approve Appeal #1083 – Charlene & Steven Reagan, 4 Lake Shore Drive, requesting a variance to Section 10.1 of the East Haddam Zoning regulations to construct an extension to an existing porch 18.6 feet from the front property line where 25 feet are required. Section 10.1 of the East Haddam Zoning Regulations to construct a shed 11 feet from the size property line where 25 feet are required. And, Section 10.1 of the East Haddam Zoning regulations to increase the total lot coverage to 11.5% where 10% is the maximum. Assessor’s Map 71, Lot 30, it will not change the character of the neighborhood, and it is necessary as there are no other feasible options due to ledge and septic. Mr. Smith seconded the motion, and it was approved unanimously.**

Mr. Wood explained the appeal/publishing process. At the end, the applicant will receive a certified letter. He instructed the applicant to take that letter to the Town Clerk for filing, as the approval will not be official until filed with the Town Clerk. Mrs. Reagan asked if that could be mailed. Mr. Ventres suggested they call the Town Clerk’s office tomorrow regarding this.

#### **4. MINUTES**

**Motion by Mr. Fiala, seconded by Ms. Alt, and voted on unanimously to approve the minutes of the July 28, 2016 regular meeting as presented.**

#### **5. BILLS**

None

#### **6. ADJOURNMENT**

**Motion by Mr. Daigle, seconded by Mr. Fiala to adjourn at 7:21 p.m. Motion carried by unanimous vote.**