

**East Haddam Zoning Board of Appeals  
River House, 7 Main Street, East Haddam, CT**

**REGULAR MEETING MINUTES**

**October 27, 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, Diane Quinn, and Laurie Alt (alternate)

**Absent:** None

**3. PUBLIC HEARING**

Ms. Alt read into the record the Public Hearing notice.

**Appeal #1084 – Denise Painter, 1 Britain Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 6 feet from the side property line where 17 feet are required. And, Section 10.1 of the East Haddam Zoning Regulations to increase the total lot coverage to 1566 sq. feet where 1556 is the maximum. Assessor’s Map 66, Lot 375.**

Ms. Painter presented the green return receipt cards to the Commission. Ms. Painter said she would like to construct a two car garage six feet from the property line. The garage is a single story structure. A plan prepared by Robert Weaver, L.S. was submitted as part of the application.

Ms. Quinn asked if the property was a year round property. Ms. Painter responded no.

Mr. Daigle noted that the property was irregularly shaped. Mr. Ventres noted it was a combination of several smaller lots which are part of the Moodus Estates development.

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

**A motion was made by Mr. Daigle and seconded by Mr. Fiala to close the public hearing for Appeal #1084 – Denise Painter, 1 Britain Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 6 feet from the side property line where 17 feet are required. And, Section 10.1 of the East Haddam Zoning Regulations**

**to increase the total lot coverage to 1566 sq. feet where 1556 is the maximum. Assessor's Map 66, Lot 375. Motion carried by unanimous vote.**

**A motion was made by Mr. Smith to approve Appeal #1084 – Denise Painter, 1 Britain Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 6 feet from the side property line where 17 feet are required. And, Section 10.1 of the East Haddam Zoning Regulations to increase the total lot coverage to 1566 sq. feet where 1556 is the maximum. Assessor's Map 66, Lot 375, with the hardship being the irregular shape of the property and the lack of feasible alternative sites. Mr. Daigle 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.

**Appeal #1085 – Rick Roy, 84 O'Connell Road Extension, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a lean to 20 feet from the side property line where 40 feet are required. Assessor's Map 86, Lot 34.**

Rick and Roxanne Roy presented the green return receipt cards to the Commission. Mr. Roy said that he would like to construct a lean to on the same line of a previously approved variance. It will be constructed out of wood and will be used for the storage of farm equipment. Chairman Wood noted that there was no public to comment on the application.

**A motion was made by Mr. Daigle and seconded by Mr. Fiala to close the public hearing for Appeal #1085 – Rick Roy, 84 O'Connell Road Extension, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a lean to 20 feet from the side property line where 40 feet are required. Assessor's Map 86, Lot 34. Motion carried by unanimous vote.**

**A motion was made by Mr. Daigle to approve Appeal #1085 – Rick Roy, 84 O'Connell Road Extension, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a lean to 20 feet from the side property line where 40 feet are required. Assessor's Map 86, Lot 34, stating that the application does not increase the existing non-conformance. 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.

#### **4. MINUTES**

**Motion by Mr. Fiala and seconded by Mr. Smith to approve the minutes of the September 22, 2016 regular meeting as presented. The motion carried by a unanimous vote.**

## **5. BILLS**

**Ms. Quinn made a motion to pay the bills listed below. The motion was seconded by Mr. Smith and carried by a unanimous vote.**

**East Haddam News - \$ 66.00**

**East Haddam News - \$ 57.00**

## **6. ADJOURNMENT**

**Motion by Ms. Quinn, seconded by Mr. Smith to adjourn at 7:29 p.m. Motion carried by unanimous vote.**