

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

REGULAR MEETING MINUTES

January 26, 2017

1. CALL TO ORDER: Mr. Daigle called the meeting to order at 7:38 p.m.

2. ATTENDANCE:

Present: Joseph Daigle, Richard Fiala, William Smith, Diane Quinn, and Laurie Alt (alternate)

Absent: Stuart Wood – Chairman

Ms. Alt was appointed to vote in place of Chairman Wood for this meeting.

3. PUBLIC HEARING

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

Appeal #1086 – Andrew & Deborah Roff, 89 Main Street, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 7” from the side property line where 15 feet are required. Assessor’s Map 26, Lot 18.

Tracy Coolbeth of T.C. Builders LLC was present to represent the owners, Andrew and Deborah Roff. He presented the commission with a letter from the Roff’s authorizing him to act on their behalf, a copy of the notification letter sent to the abutting property owners, and the green return receipt cards from the mailing. He also presented a photo of the back side of the building where the deck would be located. He said that the house was constructed in 1805 and at one time there was a deck or stairway on the back of the house. The deck is proposed to start at the existing edge of the house and fill in to the point in which the building extends to the west. The deck would be 14’ X 30’ and would be seven (7) inches from the property line. It was noted that the entire north edge of the existing home is less than a foot from the property line.

Mr. Ventres stated that many of the structures built in the 1800’s were built on the property line. He presented a GIS map of the area.

It was noted that there were no public in attendance.

A motion was made by Mr. Fiala and seconded by Ms. Alt to close the public hearing for Appeal #1086 – Andrew & Deborah Roff, 89 Main Street, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 7” from the side property line where 15 feet are required. Assessor’s Map 26, Lot 18. The motion carried by unanimous vote.

A motion was made by Ms. Alt to approve Appeal #1086 – Andrew & Deborah Roff, 89 Main Street, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 7” from the side property line where 15 feet are required. Assessor’s Map 26, Lot 18. It is the opinion that the deck would not increase the distance of the non-conformity and would not change the character of the neighborhood. Mr. Fiala seconded the motion and it was approved unanimously.

4. MINUTES

Motion by Mr. Smith and seconded by Ms. Quinn to approve the minutes of the October 27, 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. Fiala and carried by a unanimous vote.

East Haddam News - \$ 75.00

6. ADJOURNMENT

Motion by Mr. Smith, seconded by Ms. Quinn to adjourn. Motion carried by unanimous vote.