

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

REGULAR MEETING MINUTES

October 26, 2017

1. CALL TO ORDER: Chairman Daigle called the meeting to order at 7:00 p.m.

2. ATTENDANCE:

Present: Chairman Greg Daigle, Richard Fiala, William Smith, Stuart Wood, Diane Quinn, Laurie Alt (alternate), Jim Ventres (Land Use Administrator), Attorney Scott Jezek, Attorney Tim Kearney, and Mr. Vastakis.

Absent: None.

3. PUBLIC HEARING

A) Appeal #1095 – Scott Jezek (agent), Kristina Fletcher (owner), 44 Bailey Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a shed 5 feet from the side property line where 10 are required. Assessor’s Map 57, Lot 35.

First Date: September 28, 2017

Last Date: November 1, 2017

Attorney Jezek presented the return receipt cards. He explained the purpose of the application was for a variance to section 10.1 to construct a Carefree shed 5 feet from the side property line where 10 feet is required. The existing improvement to the lot, particularly the driveway and septic system leaching area and reserve fields limit the remaining available space. The applicant proposed a modest size shed, only 10 by 14 feet together with a five foot ramp which would project a roughly ground level to the north, away from the side line. A Quit-Claim Deed, property surveys, and pictures of the proposed Carefree shed were provided.

Letters in favor of the appeal from neighbors Audrey Karolshak and Elin Papontone were read into the public hearing.

Responsive to a question by Mr. Fiala, Attorney Jezek reviewed the house location on the property survey.

Ms. Quinn asked what the shed would be used for. Attorney Jezek replied storage for water skis, life jackets and kayaks. Ms. Quinn noted the shed would be far away from the lake. Attorney Jezek stated there was no other place on the property where the shed could be located. Mr. Ventres stated there was a steep hillside from the house to the lake.

Motion by Mr. Fiala, second by Ms. Quinn and unanimously passed to close the public hearing for appeal #1095 – Scott Jezek (agent), Kristina Fletcher (owner), 44 Bailey Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a shed 5 feet from the side property line where 10 are required. Assessor’s Map 57, Lot 35.

Motion by Mr. Fiala, to approve Appeal #1095 – Scott Jezek (agent), Kristina Fletcher (owner), 44 Bailey Road, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a shed 5 feet from the side property line where 10 are required. Assessor’s Map 57, Lot 35, based on the topography of the land and pre-existing nonconformity of neighbor’s properties. Second by Mr. Smith and unanimously passed.

**B) Appeal #1096-Attorney Tim Kearney (agent), Ronald Zahacefski (owner), 31 Alexander Road, requesting a variance to Section 10.1 to the East Haddam Zoning Regulations to use an existing barn for agricultural purposes that is 42 feet from the property line where 75 feet are required. Assessor’s Map 71, Lot 102.
First Date: October 26, 2017 Last Date: November 29, 2017**

Mr. Kearney presented the return receipt cards. Mr. Kearney explained the existing barn would be used to house horses 42 feet from the property line where 75 feet are required.

Ms. Quinn read into the public hearing a letter from Eileen Wheeler dated October 16, 2017 opposed to the use of the existing barn for agricultural purposes.

Mr. Kearney noted the issue was not that there is not enough land, but the use of the existing barn.

It was noted Attorney Kearney and the potential new owner of the 4 acre property were the only audience members. Ms. Quinn asked how many horses would be on the property. The answer was one.

Mr. Smith asked the size of the barn. Mr. Ventres replied 36 feet by 40 feet.

Motion by Mr. Fiala, second by Mr. Wood and unanimously passed to close the public hearing for appeal #1096-Attorney Tim Kearney (agent), Ronald Zahacefski (owner), 31 Alexander Road, requesting a variance to Section 10.1 to the East Haddam Zoning Regulations to use an existing barn for agricultural purposes that is 42 feet from the property line where 75 feet are required. Assessor’s Map 71, Lot 102.

Motion by Mr. Wood, second by Mr. Fiala and unanimously passed to approve appeal #1096-Attorney Tim Kearney (agent), Ronald Zahacefski (owner), 31 Alexander Road, requesting a variance to Section 10.1 to the East Haddam Zoning Regulations to use an existing barn for agricultural purposes that is 42 feet from the property line where 75 feet are required. Assessor’s Map 71, Lot 102.

4. MINUTES

Motion by Mr. Fiala, seconded by Mr. Smith to approve the August 24, 2017 meeting minutes as presented.

Favor: Daigle, Smith, Alt, Fiala

Oppose: None

Abstain: Wood, Quinn

Motion passed.

5. BILLS-There were none.

Mr. Ventres distributed the quarterly newsletter.

6. ADJOURNMENT

Motion by Ms. Quinn, second by Mr. Wood to adjourn at 7:45 p.m. Motion passed unanimously.

Respectfully submitted,

E. Ruth Ziobron
Recording Secretary