

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

REGULAR MEETING MINUTES

December 14, 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, Diane Quinn, Laurie Alt (alternate), Suzan Haeffner, James Haeffner, and Jim LaFemina.

Absent: Stuart Wood

Ms. Alt was seated for Mr. Wood.

3. PUBLIC HEARING

A) Appeal #1097- James & Suzan Haeffner, 39 Forest Way, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an addition 4 feet from the side property line where 20 are required. Assessor's Map 80, Lot 309.

Mr. Haeffner presented the return receipt cards. The appeal is for an addition approximately 5' x 10' for a small bathroom with a toilet, shower and sink.

Mr. Daigle asked the names of the neighbors affected. Mr. Haeffner replied David and Meg Meyers. An email by Mr. and Mrs. Meyers in agreement to the proposal was read and is filed at the Land Use Office.

Mr. Fiala asked if the existing building's lower corner was only 5 feet away. Mr. Haeffner replied yes. Mr. Fiala noted the new addition would now only be 4 feet from the property line. The property owner wants to expand the existing nonconformity by 1 foot.

Responsive to a question by Ms. Quinn, Mr. Haeffner replied the property was a double lot in terms of length. Aerial photography and the site drawings were reviewed.

Motion by Mr. Fiala, seconded by Mr. Smith and unanimously passed to close the public hearing for Appeal #1097- James & Suzan Haeffner, 39 Forest Way, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an addition 4 feet from the side property line where 20 are required. Assessor's Map 80, Lot 309.

Motion passed by Ms. Alt, second by Mr. Fiala and unanimously passed to approve Appeal #1097- James & Suzan Haeffner, 39 Forest Way, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an addition 4 feet from the side property line where 20 are required. Assessor's Map 80, Lot 309 because it will not have an impact and is already a nonconformity.

4. MINUTES

Motion by Mr. Fiala, seconded by Ms. Quinn and unanimously passed to approve the October 26, 2017 meeting minutes as presented.

5. ANNUAL SCHEDULE OF MEETINGS

Motion by Ms. Quinn to approve the 2018 Annual Schedule of Meetings as presented. Second by Mr. Fiala and unanimously passed.

Mr. Fennema's application to be seated on the board is filed at the Selectman's Office.

5. BILLS-There were none.

6. ADJOURNMENT

Motion by Ms. Quinn, second by Ms. Alt to adjourn at 7:26 p.m. Motion passed unanimously.

Respectfully submitted,

E. Ruth Ziobron
Recording Secretary