

East Haddam Zoning Board of Appeals

Annex, 7 Main Street, East Haddam, CT

REGULAR MEETING MINUTES

February 22, 2018

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

2. ATTENDANCE:

Present Members: Chairman Greg Daigle, Diane Quinn, Richard Fiala, William Smith, Laurie Alt, and James Fennema.

Absent Members: Stuart Wood.

Others: Attorney Scott Jezek, John Gowac, Celeste Gowac, Patricia Marra, Roberta Denya, Mary Ellen Diluzio, Shea Jezek, and Leonard Skinger.

Ms. Alt was seated for Mr. Wood.

3. PUBLIC HEARING

A) New-Appeal #1098 – John Gowac, 123 Lakeside Drive, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 15.2’ from the front property line where 25’ are required. To construct a garage and an addition to an existing house which will bring the building coverage to 18.4% where 10% is the maximum allowed. To construct a garage and an addition to an existing house which will bring the impervious lot coverage to 26.5% where 15% is the maximum allowed. Assessor’s Map 58, Lot 76.

First Date: February 22, 2018

Last Date: March 28, 2018

Attorney Jezek stated the meeting was taking place in the Annex but that the notices stated the River House. Mr. Ventres stated there was a note on the River House door indicating the change in location. William Smith went to the River House to make sure no one was there.

Mr. Gowac presented the return receipt cards. He reviewed a revised application to remove all the driveway and parking impervious material and replacing them with pervious pavers. This would reduce the lot coverage from the original appeal maximum lot coverage of 26.5% to 18.74%. Mr. Gowac stated the hardship was no on street parking. He stated the garage location was selected due to site limitations (site slope, well, and septic location). A planting plan was reviewed. Attorney Jezek stated a combination of the slope of the road and boat launch activity made residential parking challenging. The driveway apron pavement is required through town ordinance. Tree removal has opened up the site.

The proposal will not change the view to the lake. Mr. Ventres stated there was Inland and Wetlands approval requiring a drip edge for rain runoff from the garage. Mr. Ventres reviewed plans with the location of the pervious pavers. The pervious pavers would be installed based on test pit data and manufacturer's specifications. Mr. Daigle asked how the pervious pavers would be used to offset the 15% allowable maximum impervious surface. Mr. Ventres stated the garage design had gravel (42 inches of gravel) on either side for roof runoff. Topography was reviewed.

Responsive to a question, Attorney Jezek replied the lot next to 123 Lakeside Drive was not for sale.

Mr. Ventres read a letter dated February 12, 2018 from Patricia Marra, 121 Lakeside Drive, opposing increasing the impervious lot coverage to 26.5% where 15% is the maximum allowed and changing the rural character of the neighborhood. Attorney Jezek stated the lot coverage was reduced from the original proposal of 26.50% to 18.74%.

Mr. Ventres read an email dated February 22, 2018 from Roberta Denya, 7 Lakeside Drive, in favor of the proposal.

Responsive to a question by Mary Ellen Diluzio, 122 Lakeside Drive, Mr. Gowac replied the proposal was for an 18.84% total impervious/building coverage. Mr. Ventres stated the regulation was for 15%. Ms. Diluzio voiced concern with increased building coverage affecting the lake water quality. She stated Bashan Lake was the 3rd cleanest lake in Connecticut. She stated the allowable maximum lot coverage was based on lake management criteria. She asked that the board not grant the variance. She reviewed a letter she had written. It is filed at the Land Use Office. Ms. Diluzio voiced concern with the septic system location. Mr. Ventres stated the septic system was installed by the previous owners and met the public health code.

Responsive to a question, Attorney Jezek replied the dripline was considered an impervious surface and was included in the calculation of coverage.

A board member noted that the current building coverage was 10.90% and questioned how many of the other properties were over 10%. Mr. Ventres was unsure. He stated back when the cottages were built, there was no zoning.

Shea Jezek, 89 Lakeside Drive, stated the plans addressed runoff water and was in favor of upgrading the house. She stated it would be an asset to the neighborhood and would increase property values.

Leonard Skinger, 35 Lakeside Drive, spoke in favor of granting the variance. He said the garage would help eliminate vehicle congestion on the road by keeping cars off the side of the road.

Mr. Daigle asked if the garage was reduced to a one car garage how it would affect coverage. Mr. Gowac replied it would cause a hardship because they would have to park in the road.

Ms. Diluzio asked if there wasn't a garage, if a dry well could be installed. Mr. Ventres replied it would be difficult because the dry well couldn't flow up hill. It was reviewed by the IWWC. Ms. Diluzio voiced concern with water runoff from the roof to the lake. Mr. Ventres stated because of the placement of the septic system closest to the property lines and the 25 foot radiuses to the wells; the dry well was taken out of the plans. Ms. Diluzio stated the increased in building runoff (exceeding 10%) was the type of runoff that would end up in the lake and that it would be a faster runoff.

Motion by Mr. Fiala, second by Ms. Alt and unanimously passed to close the public hearing for Appeal #1098 – John Gowac, 123 Lakeside Drive, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 15.2' from the front property line where 25' are required. To construct a garage and an addition to an existing house which will bring the building coverage to 18.4% where 10% is the maximum allowed. To construct a garage and an addition to an existing house which will bring the impervious lot coverage to 18.74% where 15% is the maximum allowed. Assessor's Map 58, Lot 76.

Mr. Ventres stated the garage would be closer to the street than the regulations allowed, the coverage percentage for the buildings would be greater than was originally requested and that the impervious surface had been reduced from what is existing.

Motion by Ms. Alt, second by Mr. Fiala and unanimously passed to approve Appeal #1098 – John Gowac, 123 Lakeside Drive, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 15.2' from the front property line where 25' are required. To construct a garage and an addition to an existing house which will bring the building coverage to 18.4% where 10% is the maximum allowed. To construct a garage and an addition to an existing house which will bring the impervious lot coverage to 18.74% where 15% is the maximum allowed. Map 58, Lot 76 because it is improving impervious surface. The hardship being the proposal will keep cars off the road and no other land is available to purchase.

4. MINUTES

Motion by Ms. Quinn, seconded by Mr. Fiala and unanimously passed to approve the December 14, 2017 meeting minutes as presented.

5. BILLS-There were none.

Mr. Ventres distributed the Connecticut Federation Planning and Zoning Agencies quarterly newsletter.

6. ADJOURNMENT

Motion by Mr. Daigle, second by Ms. Quinn and unanimously passed to adjourn at 8:44 p.m.

Respectfully submitted,

E. Ruth Ziobron
Recording Secretary