

East Haddam Zoning Board of Appeals

Municipal Office Complex, 1 Plains Road, Moodus, CT

REGULAR MEETING MINUTES

April 26, 2018

1. CALL TO ORDER: Chairman Daigle called the meeting to order at 7:15 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: Roger Nemergut, Fred Masotta, and Eileen Masotta

Mr. Fennema was seated for Mr. Wood.

3. PUBLIC HEARING

A) New-Appeal #1099 – 273 EH Colchester Turnpike, Fred Masotta, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a detached garage which will increase the maximum lot coverage to 12.7% where 10% is allowed. Assessor's Map 67, Lot 8.

First Date: April 26, 2018

Last Date: May 30, 2018

Roger Nemergut PE and Fred and Eileen Masotta were present to discuss the requested variance. Mr. Nemergut said the proposal was for a 28' x 28' garage addition, a front porch 11.5' x 6' overhang, and a 28' x 12' deck to the back of the garage. The garage would also have living space above and everything was attached to an existing cottage. The variance request is to have 12.7% building coverage where 10% coverage is permitted. The cottage has no basement due to the high water table and there are no sheds on the property for storage. Mr. Nemergut noted that the cottage is no different than other properties in the area. Most of the properties exceed the 10% limit. He also noted that the proposed driveway is designed with pervious pavers. Mr. Ventres said that the IWWC had approved the plans as submitted.

Motion by Mr. Smith, second by Ms. Alt and unanimously passed to close the public hearing.

Motion by Mr. Smith, second by Ms. Alt and unanimously passed to grant the variance to application #1099 – 273 EH Colchester Turnpike, Fred Masotta, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a detached garage which will increase the maximum lot coverage to 12.7% where 10%

is allowed due to the hardship created by the high water table which prevented the ability to store household materials in the basement.

4. MINUTES

Motion by Ms. Quinn, seconded by Mr. Fiala and unanimously passed to approve the April 17, 2018 meeting minutes as presented.

5. BILLS-There were none.

6. ADJOURNMENT

Motion by Ms. Quinn, second by Mr. Smith and unanimously passed to adjourn at 8:02 p.m.

Respectfully submitted,

E. Ruth Ziobron
Recording Secretary