

East Haddam Zoning Board of Appeals

Municipal Office Complex, 1 Plains Road, Moodus, CT

REGULAR MEETING MINUTES

June 28, 2018

1. **CALL TO ORDER:** Chairman Daigle called the meeting to order at 7:11pm.

2. **ATTENDANCE**

Present Members: Chairman Greg Daigle, Diane Quinn, Richard Fiala, William Smith, James Fennema

Absent Members: Stuart Wood

Mr. Fennema was seated for Mr. Wood

3. **PUBLIC HEARING**

A) New - #1101 – 38 Lake Shore Drive, Shannon Norenberg, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an addition 8 feet from the property line where 20 feet are required and which will increase the maximum lot coverage to 17% where 10% is allowed. Assessor's Map 80, Lot 6.

First Date: June 28, 2018

Last Date: August 1, 2018

Mr. Ventres stated for the record the lot size is .11 acres. The existing building is 853 square feet. The proposed addition would make the structure 953 square feet. This makes the lot coverage 19.8%, rather than 17% as stated. The existing house is 8 feet from the property line, but 20 feet from the road.

Shannon Norenberg stated when they moved into the home they remodeled the kitchen to make it more functional. In doing so they lost one of the existing bedrooms. The purpose of the addition is to add a bedroom.

Ms. Quinn asked if there is anything located where the planned addition is to be built. Ms. Norenberg stated there is nothing there but plants. Ms. Quinn asked if there is a house located across the street on Lake Shore Drive to which Ms. Norenberg said there is not. Mr. Smith pointed out the existing house is already in nonconformance.

Mr. Ventres suggested, in order to handle any potential run-off, a splash pad should be placed to accompany the gutters on the potential addition.

Mr. Norenberg stated there is a plan in place to direct the water to avoid any erosion.

Comments were opened to the public. There were no comments.

Motion by Ms. Quinn, seconded by Mr. Fiala, and unanimously passed to close the public hearing.

Motioned by Mr. Fennema, seconded by Mr. Smith, and unanimously passed to grant the variance to application #1101 – 38 Lake Shore Drive, Shannon Norenberg, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an addition 8 feet from the property line where 20 feet are required and which will increase the maximum lot coverage to 19.8% where 10% is allowed. Assessor's Map 80, Lot 6. The variance is granted considering the restrictions that are present due to the small size of the lot.

B) New - #1102 – 172 Lakeside Drive, Donald & Carol Massoni, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a barn 10 feet from the property line where 25 feet are required and which will increase the maximum lot coverage to 10.7% where 10% is allowed. Assessor's Map 58, Lot 19.

First Date: June 28, 2018

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Donald and Carol Massoni presented their plans to build a new barn. Mr. Massoni said there is an existing shed on the property that is falling apart. The potential barn will be used as a workshop. Mr. Massoni said this barn would be placed in the same location as an existing shed. This is 10 feet away from the property line, 20 feet from the road. He said the barn would not interfere with any sightlines from the street.

Mr. Fiala wanted to know what the separation from the leach field needs to be, the answer is a minimum of 20 feet for a structure on a slab. Mr. Smith asked if this structure will be on a slab, and Mr. Massoni answered yes. There will be no basement or crawl space.

Ms. Quinn asked to clarify the location of the barn in regards to the map of the lot. Mr. Smith asked for the grade, Mr. Massoni did not know the exact number but stated it is relatively flat. Mr. Massoni, when asked, stated the barn is to be accessed by driving over their lawn. Ms. Quinn asked why the barn could not be moved away from the property line and it was determined this was not possible, due to the location of the leaching fields. Mr. Wood stated, the prospective structure will be 20 feet away from the road, and the proposed location will not interfere with any of the neighbors.

Ms. Quinn asked what the previous appeal for this property, application no. 755, was regarding. Mr. Massoni explained this was in regards to making the residence a year-round-residence, filed by the previous owners.

Mr. Daigle asked why the barn is to be so large. Mr. Massoni said they have boats, vintage cars, and other collectables to store. Mr. Daigle asked how tall the barn is to be. Mr. Massoni said it would be 23.5 feet.

Mr. Daigle asked where the lake is in relation to the proposed barn. Mr. Massoni indicated the lake's location on the map. Mr. Daigle asked if it would block the view of the lake for the neighbors and Mr. Massoni stated it would not. Mr. Fennema stated the existing shed is already nonconforming.

Mr. Daigle opened the hearing to the public and no comments were offered.

Motioned by Mr. Fiala, seconded by Mr. Smith, and unanimously passed to close the public hearing.

Motion by Mr. Smith, seconded by Ms. Quinn, and unanimously passed to grant the variance to application #1102 - 172 Lakeside Drive, Donald & Carol Massoni, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a barn 10 feet from the property line where 25 feet are required and which will increase the maximum lot coverage to 10.7% where 10% is allowed. Assessor's Map 58, Lot 19. This variance is granted taking into consideration the limitations presented by lot size do not allow for the barn to be placed anywhere else, plus the existing shed is already in nonconformance.

- C) New - #1103 - 14 Hay Field Road, Charlene Bowers, 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 25 feet are required, 15 feet from the front property line where 35 feet are required and which will increase the maximum lot coverage to 12% where 10% is allowed. Assessor's Map 80, Lot 118.**

First Date June 28, 2018

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Ms. Bowers presented her plan to buy a premade shed because her basement is prone to flooding and her current shed does not fit all of her yard equipment. The new shed will provide additional storage, since she cannot use her basement for storage. Ms. Bowers will remove the current shed. Mr. Smith asked her to clarify where the existing shed is on the map.

Mr. Ventres stated the Town of East Haddam owns the property to the south, as well as the property to the west. The property was acquired as open space.

Mr. Fiala asked, in regards to her flooding basement, if the proposed shed was to be higher than the basement. Ms. Bowers said it is. Mr. Smith suggested the flooding is likely to do ground water, which will have no impact on the shed.

Mr. Daigle asked the size of the existing shed, Ms. Bowers said it is 8'x8'. He then asked if the proposed shed were to be larger, would the water coming of the roof cause a larger issue. Mr. Ventres said this would be a very small factor since this is already in a high water table. He also said the water would be absorbed naturally. Mr. Fennema noticed the application was not signed and Ms. Bowers signed the application.

Mr. Daigle opened the hearing to the public and no comments were made.

Motion by Mr. Smith, seconded by Mr. Fiala, and unanimously passed to close the public hearing.

Motion by Ms. Quinn to approve, seconded by Mr. Smith, and unanimously passed to grant the variance to application #1103 - 14 Hay Field Road, Charlene Bowers, 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 25 feet are required, 15 feet from the front property line where 35 feet are required and which will increase the maximum lot coverage to 12% where 10% is allowed. Assessor's Map 80, Lot 118. This variance is granted due in part to topography of the property and to the restriction created by the street frontage on two sides of the property.

D) New - #1104 - 104 Warner Road, Edgar Girouard Jr., requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a pool and deck 20 feet from the side property line where 40 feet are required. Assessor's Map 41, Lot 68.

First Date: June 28, 2018

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Mr. Girouard stated the shape of the lot is long and narrow which makes it difficult to place the proposed pool and deck. The pool is to be 18 feet in diameter with a small deck on the side. The back lot is currently vacant. Mr. Ventres stated the proposed pool/deck would be 45 feet away from actively built on property. Mr. Smith asked if this would be an above ground pool, Mr. Edgar said yes. Mr. Fennema pointed out no structures would be built in the right of way.

Mr. Daigle asked if the deck could be rotated 90 degrees. Mr. Edgar said due to large, existing, rocks being used for landscaping there is no way to rotate the deck. Mr. Daigle asked how high the pool would be; Mr. Edgar said about 4.5 feet high. Mr. Ventres pointed out due to the narrowness of the lot, there is no other feasible placement of the pool/deck.

Mr. Daigle opened the hearing to the public and no comments were offered.

Motion by Mr. Fiala, seconded by Mr. Smith, and unanimously passed to close the public hearing.

Motion by Ms. Quinn, seconded by Mr. Smith, and unanimously passed to grant the variance to application #1104 – 104 Warner Road, Edgar Girouard Jr., requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a pool and deck 20 feet from the side property line where 40 feet are required. Assessor’s Map 41, Lot 68. This variance is granted do to the hardship of lot shape and size.

E) New - #1105 – 163 Ballahack Road #2, Kimberly Soucy, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 12 feet from the property line where 20 feet are required. Assessor’s Map 49, Lot 30.

First Date: June 28, 2018

Last Date: August 1, 2018

Kimberly Soucy presented plans to build a deck to gain a better view of the lake. Ms. Quinn asked if there is an existing deck and Ms. Soucy said there is not.

Mr. Fiala pointed out the lot is so narrow he can see the limited options for deck placement. All agreed the narrowness of the lot places restrictions.

Mr. Daigle asked if the deck would be open or if it would have a roof. Mr. Soucy said it would be open.

Mr. Daigle opened the hearing to public comments and none were offered.

Motion by Ms. Quinn, seconded by Mr. Fiala, and unanimously passed to close the public hearing.

Motion by Mr. Smith, seconded by Mr. Fennema, and unanimously passed to grant the variance to application # 1105 – 163 Ballahack Road #2, Kimberly Soucy, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 12 feet from the property line where 20 feet are required. Assessor’s Map 49, Lot 30. This variance is granted taking into consideration the hardship of the shape and size of the lot.

4. MINUTES

Motioned by Mr. Smith, seconded by Ms. Quinn, and unanimously passed to approve the May, 24 2018 minutes as presented.

5. BILLS

No bills.

6. ADJOURNMENT

Motion by Ms. Quinn, seconded by Mr. Fennema, and unanimously passed to adjourn the meeting.

Respectfully submitted,
Devin Ganley

Recording Secretary