

East Haddam Zoning Board of Appeals

Municipal Office Complex
1 Plains Road, Moodus, CT

REGULAR MEETING MINUTES

September 27, 2018

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

2. **ATTENDANCE**

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

Absent Members: Stuart Wood:

Ms. Alt was seated for Mr. Wood

3. **PUBLIC HEARING**

A. New - #1107 – 67 Wickham Road, Jeremy & Sharon Steflik, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an addition 33 feet from the property line where 40 feet are required. Assessor's Map 60, Lot 07.

First Date: September 27, 2018

Last Date: October 31, 2018

Mr. Steflik presented plans to build an addition consisting of a master bedroom suite on the upper level and a family room, office, and climate controlled storage on the lower level.

Mr. Daigle asked for additional information about the addition. Mr. Steflik said it would match the grade of their current raised ranch. Mr. Daigle asked to clarify what the structure is on the backside of the home. Mr. Steflik stated this is a deck, which is why they cannot place the addition on this side of the house. They cannot place it on the south side of the house because of the existing garage. They cannot place it on the front of the home because this would require them to redo the septic system. For these reasons they are proposing to build the addition on the north side.

Ms. Quinn asked to clarify the number of feet the requested variance is for. Mr. Steflik said it is for 7 feet.

Mr. Smith asked if the roofline would remain the same. Mr. Steflik said they would receive the final plans from the architect after they receive the variance but they intend to make it as unobtrusive as possible.

Mr. Daigle opened the public part of the hearing. Mr. Ray Zalewski was present but he did not have any objections. His house is behind the Steflik's property and his driveway is next to the proposed addition. He agrees this is the best place for the Steflik's to place the addition.

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

- B. Motioned by Ms. Alt, seconded by Mr. Smith, and unanimously passed to grant the variance to application #1107 – 67 Wickham Road, Jeremy & Sharon Steflik, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an addition 33 feet from the property line where 40 feet are required. Assessor's Map 60, Lot 07. The variance is granted taking into consideration the restrictions present due to the existing land and because there are no complaints from the neighbors.**

4. MINUTES

Motioned by Mr. Smith, seconded by Ms. Alt, and unanimously passed to approve the August 23, 2018 meeting minutes.

5. BILLS

There were no bills.

6. ADJOURNMENT

Motioned by Ms. Quinn, seconded by Ms. Alt, and unanimously passed to adjourn the meeting at 7:21.