

**East Haddam Zoning Board of Appeals**

**Municipal Office Complex  
1 Plains Road, Moodus, CT**

**Regular Meeting Minutes  
August 6, 2019**

**1. CALL TO ORDER**

Chairman Daigle called the meeting to order at 7:03 pm.

**2. ATTENDANCE**

**Present Members:** Chairman Daigle, Richard Fiala, William Smith, Laurie Alt, and James Fennema

**Absent Members:** Diane Quinn

**3. PUBLIC HEARING**

- a. Appeal - #1114 - 21 Lakeview Road, Stephen and Martha Cohen, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 16' from the side property line where 25' are required. Assessor's Map 75, Lot 200.**

**First Date: August 6, 2019**

**Last Date: September 9, 2019**

Stephen and Martha Cohen presented the registered mail receipts. Dan Boyle, Mr. and Mrs. Cohen's son in-law/contractor was also present. Mr. and Mrs. Cohen stated they would like to construct a deck in the front of the house, facing the reservoir. The house currently has a wrap around deck. They stated they would be replacing the existing deck, which is already non-conforming. Mrs. Cohen explained the plans, which were presented to the board. She explained the deck is not going to go closer to property line than existing deck.

Mr. Daigle asked if the proposed deck would be on the second level. Mr. Cohen's answered yes and said the deck would be about 14 feet above the ground.

Mr. Daigle asked if the neighbors had been contacted. Mrs. Cohen said yes and she explained the neighbor who this would be most impacted is supportive.

Mrs. Cohen also presented a map showing where the lake is in relation to the house.

**Motioned by Ms. Alt, seconded by Mr. Smith, and unanimously passed to close the public part of the hearing.**

There were no further questions from the Board.

**Motioned by Mr. Smith, seconded by Ms. Alt, and unanimously passed to grant the variance to application #1114 – 21 Lakeview Road, Stephen and Martha Cohen, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 16' from the side property line where 25' are required. Assessor's Map 75, Lot 200 based on the nonconformity of the existing deck as well as the topography of the land.**

#### **4. MINUTES**

**Motioned by Ms. Alt, seconded by Mr. Smith, and unanimously passed to wait to approve the minutes until the next meeting.**

#### **5. BILLS**

No bills.

#### **6. New Business**

Mr. Fiala asked to discuss new business. Given Mr. Stuart Wood's recent resignation he would like to make a motion to appoint Ms. Mary Alt to fill the open position.

**Motioned by Mr. Fiala, seconded by Mr. Smith, and unanimously passed to appoint Ms. Mary Alt to the open position on the East Haddam Zoning Board of Appeals.**

#### **7. ADJOURNMENT**

Motioned by Ms. Alt, seconded by Mr. Fennema, and unanimously passed to adjourn the meeting at 7:23pm.