

**East Haddam Zoning Board of Appeals**

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

**REGULAR MEETING MINUTES  
October 1, 2019**

**1. CALL TO ORDER**

Chairman Daigle called the meeting to order at 7:00 pm.

**2. ATTENDANCE**

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

**Absent Members:** Diane Quinn

**3. PUBLIC HEARING**

**A. Appeal #1116 – 126 Lake Shore Drive, Lawrence M. Lusardi, Trustee, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 8’ 11” from the side property line where 10’ are required. Also, setbacks for the same deck of 49’ 6” from the water where 50’ are required. Assessor’s Map 80, Lot 304.**

**First Date: October 1, 2019**

**Last Date: November 4, 2019**

Mr. Lusardi presented plans for the deck.

Mr. Ventres stated the Inlands Wetlands and Watercourses Commission (IWWC) has already reviewed this site.

Mr. Lusardi and Mr. Ventres both explained by removing the stairs from their current location they are reducing the distance the deck is located to the water by about 3 feet.

Mr. Fiala asked if the house is already 8’11” away from the property line, making it already non-conforming. It was determined the house is 8’11” away from the property line.

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

**Motioned by Ms. Alt, seconded by Mr. Smith, and unanimously passed to grant the variance to appeal #1116 – 126 Lake Shore Drive, Lawrence M. Lusardi, Trustee, requesting a variance to Section 10.1 of the East Haddam**

**Zoning Regulations to construct a deck 8' 11" from the side property line where 10' are required. Also, setbacks for the same deck of 49' 6" from the water where 50' are required. Assessor's Map 80, Lot 304 because the new deck would reduce encroachment on the water and there does not appear to be any complaints from the neighbors.**

- B. Appeal #1117 – 137 Daniel Peck Road, Charles F. III & Rita R. Riordon, requesting a variance to section 10.1 of the East Haddam Zoning Regulations to construct a garage 14' 8" from the front property line where 25' are required. Assessor's Map 59, Lot 33.  
First Date: October 1, 2019 Last Date: November 4, 2019**

Mr. Riordon presented plans for the garage. The original notice stated 40' are required but Mr. Riordon and Mr. Ventres explained it should have stated 25'.

Mr. Smith asked if the shed seen in the images belong to Mr. Riordon. Mr. Riordon said yes.

For the record, Mr. Ventres showed a map of the wetlands area located at the back of the property. He also showed the location of the septic and well. The location of the wetlands area forces construction to be done in the front of the property.

Mr. Daigle asked what is in the location of the proposed garage. Mr. Riordon said there is currently a gravel patch.

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

**Motioned by Mr. Smith, seconded by Ms. Alt, and unanimously passed to grant the variance to appeal #1117 – 137 Daniel Peck Road, Charles F. III & Rita R. Riordon, requesting a variance to section 10.1 of the East Haddam Zoning Regulations to construct a garage 14' 8" from the front property line where 25' are required. Assessor's Map 59, Lot 33 due to the location of the wetlands, septic, and well.**

- C. Appeal #1118 – 11 Stony Brook Drive, Anthony & Megan Acquarulo, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 14' from the side property line where 25' are required. Assessor's Map 27, Lot 21.  
First Date: October 1, 2019 Last Date: November 4, 2019**

Mr. Acquarulo and Ms. Acquarulo presented plans to build a garage. They said their property is large but there is a limited area on which to build.

Mr. Acquarulo stated someone from the Town told him the proposed location would be a good place to build the garage. Mr. Daigle asked if Mr. Acquarulo knew who told him this.

Mr. Ventres stated the IWWC proposed this location due to wetland concerns. The location of the septic and the slope of the land presented additional concerns.

Mr. Acquarulo stated they currently park their cars in the location of the proposed garage so it seemed like the practical place to build the garage.

Mr. Fiala asked if the garage would be pre-built or if they would have it built on the property. Mr. Acquarulo stated it would be built on the property.

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

**Motioned by Mr. Smith, seconded by Ms. Alt, and unanimously passed to grant the variance to appeal #1118 – 11 Stony Brook Drive, Anthony & Megan Acquarulo, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 14' from the side property line where 25' are required. Assessor's Map 27, Lot 21 due to the location of the wetlands, the topography of the land, and the suggestion of the IWWC.**

#### **4. MINUTES**

Motioned by Mr. Fennema, seconded by Ms. Alt, and unanimously passed to approve the September 3, 2019 minutes.

#### **5. BILLS**

No bills.

#### **6. ADJOURNMENT**

Motioned by Mr. Fiala, seconded by Mr. Fennema, and unanimously passed to adjourn the meeting at 7:38.