

East Haddam Zoning Board of Appeals

Municipal Office Complex
1 Plains Road, Moodus, CT

REGULAR MEETING MINUTES May 7, 2019

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

2. ATTENDANCE

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

Absent Members: Laurie Alt

James Fennema sat in for Laurie Alt.

Others - Land Use Administrator – James Ventres, Jason Griffing, Jackie Griffin, Maureen Seidl, and MccADLE???? Seidl.

3. PUBLIC HEARING

New - #1111 – 83 Wildwood Road, Jason Griffing & Jackie Griffin, requesting variances to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 2.5' from the side property line where 25' are required. Assessor's Map 80, Lot 195.

First Date: May 7, 2019

Last Date: June 10, 2019

William Smith read into the record the public hearing notices.

Jason Griffing and Jackie Griffin were present to submit their appeal. They presented a site plan, aerial photos, and pictures of the existing conditions of the area for the proposed for the deck. They stated there is an exist deck on the backside of the garage they would like to extend toward the property line. They stated they owned the abutting lot but it was a separate lot of record that could potentially built on. The proposed deck would be the same height as the existing deck and is screened by the existing fence on the property line.

Chairman Daigle asked about fire department access since the proposed deck will be only 2.5 feet from the deck. It was determined that access could be made between the house and the garage.

Mr. Fennema asked where there was a hardship in the application. The applicants stated the property is sloped and they were looking for more flat area to enjoy the yard.

They also said that adding to the other side of the deck would mean building closer to the drainage swale / stream that is between the house and garage.

Chairman Daigle opened the hearing to the public. No comments were offered from the public.

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

There were no further questions from the board.

- **Motioned by Ms. Quinn, seconded by Mr. Smith, to grant the variance to application #1111 – 83 Wildwood Road, Jason Griffing & Jackie Griffin, requesting variances to Section 10.1 of the East Haddam Zoning Regulations to construct a deck 2.5' from the side property line where 25' are required as submitted. The hardship was determined to be the sloping of the small non –conforming lot and the location of the stream through the center of the property. Motion carried 4 to 1.**

New - #1112 – 34 Wickham Road, Maureen and Lawrence Seidl, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a pool house 28' from the property line where 40' is required. Assessor's Map 51, lot 016.

First Date: May 7, 2019

Last Date: June 10, 2019

Maureen and McCadle????? Seidl were present to submit their appeal. They presented a site plan and an aerial photo of the area for the proposed pool house. She stated that half of the shed would be used for storage and the other half would be screened in. Maureen Seidl said her brother lived next door and his house was the closest structure to the proposed pool house. It was determined to be about seventy feet from his house.

Mr. Fennema asked why the other three sides of the pool could not be used for the pool house location.

Ms. Seidl stated the space between the house and the pool would block the view of the pool and she had concerns about visibility from their existing deck when children were using the pool. She said she believed the location to the back was too close to the septic tank and the location to the front would require removal of cedar trees.

Land Use Administrator James Ventres pointed out that the placement of a structure that may have barbecue grills and a like may not be appropriate next to an existing single family home. It is prudent to separate these structures if possible.

Chairman Daigle opened the hearing to the public. No comments were offered from the public.

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

A motion made by Mr. Fennema, second by Mr. Smith to grant the variance requested 34 Wickham Road, Maureen and Lawrence Seidl, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a pool house 28' from the property line where 40' is required. The hardship was determined to be the location of the existing septic system and the desire to locate the structure to maximize safety around the existing pool. Motion carried unanimously.

MINUTES

Motioned by Mr. Smith, seconded by Mr. Fiala, and unanimously passed to approve the April 2, 2019 meeting minutes as amended.

Page 3, item 4, James Fennema sat in for Stuart Wood and not James Alt.

4. BILLS

There were no bills.

5. ADJOURNMENT

Motioned by Ms. Quinn, seconded by Mr. Smith, and unanimously passed to adjourn the meeting at 7:36 pm.