

**East Haddam Zoning Board of Appeals**

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

**REGULAR MEETING MINUTES  
December 3, 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, Diane Quinn, and James Fennema

**Absent Members:** William Smith, and Laurie Alt

Chairman Daigle appointed Mr. Fennema to vote in Ms. Alt's absence.

**3. PUBLIC HEARING**

**Appeal - #1119 - 12 Ridge Road, Gerard & Pamela Ciccarello, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 4.5' (drip edge is 4.5', foundation is 6') from the side property line where 25' are required. Assessor's Map 47, Lot 89.**

Gerard and Pamela Ciccarello were present to discuss the application. Mr. Ciccarello said that the house was originally set wrong on the property so the house is not squared up to the street. When the mud room and porch is added, the new garage will be pushed to the side and directed to the side yard. If the garage was set parallel to the property the back end of the garage would extend into the back yard.

Mr. Ventres noted that the septic system has separation distances that need to be met. Septic systems have to be a minimum of 25 feet on the uphill side and 50 feet when downhill from the new building. He also noted that the back 1/3 of the property had wetlands and an upland review area.

Mr. Ciccarello said that the proposed location of the garage will create privacy in the back yard from the neighbor's back yard. The existing driveway would lead right to the proposed garage.

Mr. & Mrs. Ciccarello stated that all of the neighbors are in favor of the proposal and that Mr. Casner, the developer of the subdivision, has skewed the building diagrams and approved the project.

Mr. Fennema questioned if a real hardship existed.

Mr. Fiala asked if the building could be shifted twelve (12) feet away. Mr. Ciccarello said technically yes it could be but the placement would make the garage look like it was placed crooked in the alignment with the house. The garage would then look out of place and effect the street scape. This was all caused by the house originally not being squared up with the street line and the lot being narrow.

Mr. Fennema noted that the building is long. Mr. Ciccarello said they planned to have the front area as a garage and the back area for a workshop and storage. Mr. Ciccarello noted that with their seven (7) children there is a ton of bikes and other equipment.

Mr. Daigle asked why the seven (7) foot porch was needed. Mr. Ciccarello stated that the hope was to have outdoor covered space for family and friends and a place to take off boots, coats, etc. If the porch is eliminated, the garage would block access to the back yard. By placing the garage to the side there would be a better balance and spacing.

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

Mr. Fennema questioned the existence of a hardship. It was noted that the location of the septic system dictated the location of the house even when all of the proposed structures were built. The buildings would not exceed the allowable lot coverage and will only occupy one third of the 1.6 acres. It was also stated that the wetlands and upland review area prevented construction on the back third of the property.

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

**Motioned by Mr. Fennema , seconded by Mr. Fiala, and unanimously passed to grant the variance to appeal #1119 – 12 Ridge Road, Gerard & Pamela Ciccarello, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 4.5' (drip edge is 4.5', foundation is 6') from the side property line where 25' are required. Assessor's Map 47, Lot 89, as submitted. The hardship presented were the topography of the land, the presence of wetlands, the location of the septic system, and the narrow width of the lot.**

#### **4. MINUTES**

Mr. Fiala made a motion to accept the minutes of the October 01, 2019 meeting as presented. The motion was seconded by Mr. Fennema and passed by unanimous vote.

#### **5. BILLS**

No bills.

#### **6. ADJOURNMENT**

Mr. Fiala made a motion to adjourn the meeting at 8:15 pm. The motion was seconded by Mr. Fennema and passed by unanimous vote.