

East Haddam Zoning Board of Appeals

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

**REGULAR MEETING MINUTES
February 4, 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, Diane Quinn, and Laurie Alt

Absent Members: James Fennema

3. PUBLIC HEARING

Appeal - #1120 - 521 Mt Parnassus Road, Paul & Stephanie Pare, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 6.6' from the side property line where 40' are required. Assessor's Map 50, Lot 61.

Mrs. Pare presented plans which they proposed removing an existing structure built by her father forty years ago and building a new structure so the garage aligns with the existing driveway. The existing structure is fourteen (14) feet from the property line and the new structure is proposed to be six (6) feet six (6) inches away from the property line.

Mr. Ventres stated that he knows the Tomasi family is aware of the application because he discussed it with Mr. Tomasi.

Chairman Daigle opened the hearing to the public.

Mr. Laban of 525 Mt. Parnassus Road has no objections to the project. He noted that he is the property on the East of the applicants.

Mr. Daigle made a motion to close the public hearing, the motion was seconded by Mr. Fiala, and passed by an unanimous vote.

Ms. Alt made a motion to grant the variance to appeal #1120 – 521 Mt Parnassus Road, Paul & Stephanie Pare, requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct a garage 6.6’ from the side property line where 40’ are required. Assessor’s Map 50, Lot 61 as submitted. The hardships presented are that the structure is replacing an existing structure and the new structure would be an improvement. The motion was seconded by Mr. Smith and passed by an unanimous vote.

At this time Ms. Alt stated that she is on the board of directors of the East Haddam Historical Society and would have to recuse herself from the meeting. She left the meeting at this time.

Appeal - #1121 – 264 Town Street, East Haddam Historical Society (owner), Fellner Architects (agent), requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an addition which will bring the lot coverage to 7.6% where 5% is the maximum allowed. Assessor’s Map 19, Lot 12.

George Fellner of Fellner Architects presented plans to construct a storage area attached to the East Haddam Historical Society building. He stated that the existing structure covers 7.4% of the lot while 5% is permitted. The East Haddam Historical Society previously received a variance to add the large conference room. The increase will be .2% for the 186 sq/ft requested. The addition will be between the two main structures.

Mr. Fellner presented floor plans and architectural renderings. He explained that after a full review of the existing facility, it was determined that a new area was needed to store tables and chairs. Presently they are blocking hallways which is a hazard. It was noted that the stairway to the existing apartment above would be rebuilt to the present code and the surface over the storage area would become an outside landing and patio.

Mr. Fellner stated that the proposal will have no impact on the neighboring properties.

Mr. Fellner noted that Marianne Halpin, the director of the East Haddam Historical Society was present if there were any additional questions.

A motion was made by Mr. Smith to close the public hearing. The motion was seconded by Mr. Fiala and passed by an unanimous vote.

A motion was made by Mr. Smith to grant appeal - #1121 – 264 Town Street, East Haddam Historical Society (owner), Fellner Architects (agent), requesting a variance to Section 10.1 of the East Haddam Zoning Regulations to construct an addition which will bring the lot coverage to 7.6% where 5% is the maximum allowed. Assessor’s Map 19, Lot 12. The

variance was granted on the basis that the variance does not impact neighboring properties and will remove safety hazards. The motion was seconded by Ms. Quinn and passed by an unanimous vote.

4. MINUTES

Ms. Quinn made a motion to accept the minutes of the December 3, 2019 meeting as presented. The motion was seconded by Mr. Smith and passed by an unanimous vote.

5. BILLS

No bills.

6. ADJOURNMENT

Ms. Quinn made a motion to adjourn the meeting at 7:35 pm. The motion was seconded by Mr. Fiala and passed by an unanimous vote.