

ZONING BOARD OF APPEALS
FEBRUARY 24, 2011

The public hearing and meeting of the Zoning Board of Appeals was called to order at 8:00 P.M. at the River House. Board members present were: Stuart Wood, Diane Quinn, Greg Daigle and Richard Fiala. Absent was: Norman Gobelle. Alternate present was: Lori Alt and William Smith. Absent was Guy Gibb. The Board members seated for this public hearing are the same ones that were seated for the first public hearing.

Diane Quinn read the legal notice and was recorded on tape.

Appeal No. 1024 - Dorinda Kuziak of 120 Bashan Road, East Haddam

Dorinda Kuziak was not present due to a family problem. She requested Richard Mihok, her surveyor, represent her and she submitted a letter stating such. He presented a survey map indicating the perimeter of her lot, location of the dwelling location of the well and septic system and location of the proposed shed. It also indicated the topography of the land which indicates it is quite steep from the front of the property, road frontage, to the rear which is the Moodus Lake. There will be no dwellings close to the shed in this location. There are stone walls in this area and wetlands. He submitted pictures of the lot, dwelling, where the shed will be located and pictures of the shed they want. It will be set on a bed of loose stones which are already in place. It will not be placed on a permanent foundation. There was a discussion on which side of the shed the doors will be placed, either on the end or side of the building.

They submitted a letter from an adjoining property owner. Peter Albrycht, stating he has no objections to the Board granting the variance. Letter on file. There were no comments from the floor.

He submitted the certified mail receipts indicating the letters to the adjoining property owners were sent and received.

Greg Daigle made a motion the Board close the public hearing of Appeal No. 1024, Dorinda Kuziak.. Motion seconded by Richard Fiala and carried unanimously.

Greg Daigle made a motion the Board voted in the affirmative granting to Appeal No. 1024, Dorinda Kuziak of 120 Bashan Road, East Haddam, her request for a 15' Side Yard Variance of Section 10.1 of the Zoning Regulations in order to place a 14'x24' shed 10' from the property line where 25' is required. Motion seconded by William Smith. The Chairman called for a vote in the affirmative by raising the right hand. Four members raised their hands. He call for a no vote. One member raised her hand She stated she voted no because she felt the shed could be moved over some and then not need a variance or such a large amount of a variance. She feels the hardship is self-imposed. He stated the Variance request was granted by an affirmative vote.

Said property is located on Bashan Road, East Haddam, in the L District. Assessor's

Map 58 Lot 127.

Minutes]

The minutes of December 29, 2010, were read. There were no minutes of January 27, 2011, there was no meeting due to the bad weather.

Greg Daigle made a motion to approve the minutes of December 28, 2010 as printed, Appeal No. 1014, Dorinda Kuziak. Motion seconded by Diane Quinn and carried unanimously.

Alternate Member

The Chairman stated that the Board of Selectmen appointed Laurie Alt to the Board as an Alternate member to fill one of the vacancies.

Correspondence

Bill from Suburban Stationary-\$17.00 for tapes for tape recorder.

Richard Fiala made a motion to pay the bill. Diane Quinn seconded the motion and carried unanimously.

The Chairman read a letter from the Conn. Federation of Planning & Zoning Agencies whereby they announced it 63rd Annual Conference on Thursday, March 24, 2011 to present the 12-year Length of Service Awards and the Lifetime Achievement Awards. The Chairman will look into this to see if any one qualifies.

Greg Daigle made a motion the meeting be adjourned. Seconded by Diane Quinn and Carried unanimously.

Respectfully submitted,

Stuart Wood, Chairman
Zoning Board of Appeals.

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