

ZONING BOARD OF APPEALS  
JUNE 23, 2011

The meeting and public hearing of the Zoning Board of Appeals was called to order at 8:00 P.M. by the Chairman, Stuart Wood at the River House. Board members present were: Stuart Wood, Greg Daigle and Richard Fiala: absent were Norman Gobelle and Diane Quinn. Alternates present were: William Smith and Laurie Alt. Alternates absent were: Guy Gibb. William Smith was designated to sit for Norman Gobelle as a regular member for this public hearing and Laurie Alt was designated to sit for Diane Quinn as a regular member for this public hearing.

The legal notice was read by Greg Daigle and the hearing recorded on tape.

Appeal No. 1029 - Nancy Povondra of 21 Pine Road, East Haddam

Nancy Povondra was present and presented her case to the Board. She submitted a site plan of her property indicating the location of her dwelling, septic system, location for a new septic system when needed and well. The new septic system plan has been approved and is according to code. The dwelling 500 sq.ft. She would like to use the dwelling as a year round dwelling, right now it is being used as a seasonal cottage. In order for it to be used as a year round dwelling it must have 600 sq. ft. Therefore she is requesting a 100 sq.ft. Variance to convert the dwelling to year round use. She stated that the dwelling is up to building code. It is very similar to other year round dwellings in the immediate area in size. The size of her lot is .53 acres. She mailed the certified letters and stated she did not receive any comments from the neighbors. There were no comments received from the audience.

Greg Daigle made a motion the Board close the public hearing of Appeal No. 1029, Nancy Povondra. Motion seconded by Richard Fiala and carried unanimously.

William Smith made a motion the Board approve Appeal No. 1029, Nancy Povondra of 21 Pine Street, East Haddam, her request for a Variance of a reduction of 100 sq. ft. in the square footage requirement of Section 24 of the Zoning Regulations in order to convert a residence from seasonal to year round use, 600 sq. ft. is required and 500 sq. ft. is existing based upon the Board's findings that the hardship is that the house is the same size as the other buildings in the area and there will be one person living there. Motion seconded by Laurie Alt and carried unanimously.

Said property is located on Pine Road in the L District. Assessor's Map 66 Lot 357.

Appeal No. 1030 - First Church of Christ, Congregational, Town Street (Owner) Nicholas Kingman of Newberry Road, (Agent) and David Nelson, Chairman of the Board of Trustees of the First Church of Christ, Congregational.

There was a discussion on who would be representing the Church. The person who filed the application, Nicholas Kingsman, was a member of the Eagle Scouts and this is a project of the Eagle Scouts. He is under-age and cannot represent the Church. David

Nelson, Chairman of the Board of Trustees, is a person who can represent the Church David Nelson called Bill Barney, Moderator of the Church, to come to the meeting and represent the Church also. David Nelson, representing the Church, presented the case to the ZBA. It is an Eagle Scout project and they want to build a new sign for the Church. The present sign is located on Town Street, to the front of the Church. The new sign will be larger than what is there now. It will be placed 17' back from own Street. It will be a 28 sq. ft., two sided sign. It will be attached to the 6" posts that are there now and the size of the sign will be 7' wide x 44 1/2" in height . The sign will be illuminated with spotlights on the ground and will be faced back towards the Church so it will not interfere with traffic. It will be well landscaped with ground cover of shredded bark and low evergreens and flowers. The present sign will be moved to the back of the Church off Orchard Road in the triangle by the driveway. The sign will have another sign attached indicating the First Start Preschool sign because their operation is on the first level of the building and will be properly set back from Orchard Road. This sign was approved by the Historic District Commission. The Church is the largest building in the area. The sign has been this location for many years. This sign has been in this location since 2004 and the Church has never received any complaints from the DOT.

Greg Daigle made a motion, seconded by Richard Fiala, the public hearing of Appeal No. 1030, First Church of Christ, Congregational, be closed. Motion carried unanimously.

Richard Fiala made a motion the Board approve Appeal No. 1030, First Church of Christ, Congregational, represented by David Nelson, Chairman of the Board of Trustees, request for a Variance of Section 12.5-A Subsection 3 of the Zoning Regulations, in order to construct a sign 28 sq. ft., two sided and illuminated where the Zoning Regulations require a 16 sq. ft. sign based upon the Board's findings that it will be placed in the same location where the other sign is also the Historic District Commission has already approved of the sign. There were no complaints from anyone in the area. Laurie Alt seconded the motion. The Chairman called for a vote by raising of the hands. Four members raised their hands, one member voted no. The motion passed by a majority vote. The member who voted no stated he felt this would be setting a precedent for other signs in the area.

Said property is located on Town Street in the R-1 District. Assessor's Map 47 Lot 2.

#### Minutes

The minutes of May 26, 2011 were read. Greg Daigle made a motion the minutes of May 26, 2011 by approved as printed. Laurie Alt seconded the motion and carried unanimously.

Richard Fiala made a motion the meeting be adjourned. Motion seconded by Greg Daigle and carried unanimously. Meeting adjourned at 9:45 P.M.

Mq

Respectfully submitted,  
Stuart Wood, Chairman