

ZONING BOARD OF APPEALS
AUGUST 23, 2012

The public hearing and meeting of the Zoning Board of Appeals was called to order at 8:04 P.M. by the Chairman, Stuart Wood, at the River House. Board members present were: Stuart Wood, Diane Quinn, Greg Daigle. Alternates present were: Laurie Alt and William Smith. Board members absent were Richard Fiala and Norman Gobelle. Alternate absent was Guy Gibb. Laurie Alt sat to replace Richard Fiala and William Smith sat for Norman Gobelle as regular members for this public hearing and meeting.

The legal notice was read by Diane Quinn and the public hearing recorded on tape.

Appeal No. 1047 - Steven Zuckerman of 26 East Shore Drive, Lake Hayward, East Haddam (Property Owner) & Ted McNaughton 31 Hodge Rd., Marlborough (Appellant) Ted McNaughton, the appellant, stated what the property owner would like to do. He purchased the cottage at Lake Hayward the way it is today and would like to change a portion of the deck into an attached bedroom. They live on the opposite side of the road across from the Lake. The house was built in 1989 with a permit but the deck was not included in with the permit The deck was built later with out a permit nor was a variance requested at that time for the side yard variance. This is a seasonal cottage. Because the deck was built without a permit, the deck came too close to the side property lines on both sides of the house and no variance was requested for this. Therefore, he is requesting a side yard variance for the side where the bedroom is being construct and a variance of the Combined Width of Side Yards now.

Greg Daigle made a motion to close the public hearing and was seconded by Laurie Alt and carried unanimously.

Laurie Alt made a motion the Board grant the Variances requested by Steven Zuckerman of 26 East Shore Drive, Lake Hayward (Property Owner) and Ted McNaughton of 31 Hodge Road, Marlborough, (Appellant) requested a 5' Side Yard Variance of Section 10.1 and a Variance of Section 10.3.1 Combined Width of Side Yards of the Zoning Regulations in order to change a portion of the existing deck to a bedroom based upon the Board's findings that no complaints were received from the adjoining property owners and the deck is already there, it was there when the owner purchased the house, and there will be no increase of the lot coverage. William Smith seconded the motion and carried unanimously.

Said property is located on East Shore Drive in the L District. Assessor's Map 80 Lot 441.

Minutes

The minutes of June 28, 2012 were read. Greg Daigle made a motion, seconded by Laurie Alt, to approve the minutes of June 28, 2012 as printed. Motion carried unanimously.

Greg Daigle made a motion, seconded by Diane Quinn, the meeting be adjourned.
Motion carried unanimously. Meeting adjourned at 8:35 P.M.

Respectfully submitted,

Stuart Wood, Chairman
Zoning Board of Appeals

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