

ZONING BOARD OF APPEALS
FEBRUARY 25, 2010

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, Greg Daigle, Diane Quinn and Dan Schies. Regular member absent was Norman Gobelle. Alternate present was Richard Fiala. Alternates absent were Jack Agosta and Guy Gibb. Richard Fiala was designated to sit for Norman Gobelle as a regular member for this meeting.

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

Appeal No. 1015 - Michael & Melissa Nygaard of 14 Heritage Brood Drive, East Haddam
Michael Nygaard was present and presented his case to the Board. He submitted a survey map indicating the perimeter of his parcel, location of his dwelling and the proposed attached garage. In order to construct the attached garage as indicated on the survey map, he needs a 2' Side Yard Variance of Section 10.1 of the Zoning Regulations. He intends to construct a 22'x24', 1 ½ story garage. Due to the shape of the lot, just the front corner of the garage will be too close to the side yard. His lot is at the end of a cul-de-sac and is an unusually shaped lot. The upstairs of the garage will be unfinished.

He submitted the certified mail receipts indicating the letters were sent to the adjoining property owners and the letters were received. There was no correspondence received and no one of the public was present.

Greg Daigle made a motion the Board close the public hearing of Appeal No. 1015-Michael & Melissa Nygaard. Motion seconded by Dan Schies and carried unanimously.

Greg Daigle made a motion the Board approve Appeal No. 1015-Michael and Melissa Nygaard request for a 2' Side Yard Variance of Section 10.1 of the Zoning Regulations in order to construct a garage 38' from the side property line where 40' is required based upon the Board's findings that a hardship exists due to the shape of the lot; also due to the fact the Variance is insignificant in size and there were no objections received from the adjoining property owners. Motion seconded by Richard Fiala and carried unanimously.

Said property is located on Heritage Brook Drive in the R-2 District. Assessor's Map 50 Lot 75.

Correspondence

Attorney Broder submitted his retainer bill for July to December 2009.

Dan Schies made a motion the Board pay the bill from Attorney Broder in the amount of \$900.00, his retainer from July to December 2009. Motion seconded by Greg Daigle and carried unanimously.

Budget for 2010-2011

The Chairman stated that he submitted the Budget-2010-2011 in the same amount anticipating we will do the same amount of business that we did this past year due to the economy.

Minutes

Diane Quinn made a motion, seconded by Richard Fiala, the minutes of January 28, 2010 be approved as printed. Motion carried unanimously.

Diane Quinn made a motion the meeting be adjourned. Motion seconded by Greg Daigle and carried unanimously. Meeting adjourned at 9:00 P.M.

Respectfully submitted,

Stuart Wood, Chairman
Zoning Board of Appeals

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