

ZONING BOARD OF APPEALS
OCTOBER 28, 2010

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, Norman Gobelle, Diane Quinn. Absent Board member: Dan Schies. Alternates present were: Richard Fiala, Guy Gibb. Absent alternate: Jack Agosta. Richard Fiala was designated to sit for Dan Schies as a regular member for this meeting.

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

Appeal No. 1022 - Hadlyme Hills LLC - The Chairman read a letter from Attorney Scott W. Jezek, Esq. Pertaining to Appeal No. 1022, Hadlyme Hills LLC, requesting his public hearing and meeting be continued to the Board's November meeting. Since the Board does not meet on the fourth Thursday in November, he requested his meeting and public hearing be continued to either the third Thursday, November 18, 2010 or the Tuesday after Thanksgiving, November 30, 2010. Letter on file.

Diane Quinn made a motion the Board set the November meeting date for Thursday, November 18, 2010, the Thursday before Thanksgiving. Motion seconded by Greg Daigle and carried unanimously.

Appeal No. 1021 - Timothy Kunsa of 87 Petticoat Lane, East Haddam

Mr. Kunsa was present and presented his case to the Board. He submitted a survey of his property, indicating the perimeter of his property, location of his dwelling, septic system, well, driveway and location of the proposed garage. There is a lot of ledge on the property. He had a location blasted awhile ago but it was done in the wrong spot. There is ledge where the garage should go so he would like to get a Variance so he can place the garage in the blasted area. Zoning requires a 40' setback from the property line and the area blasted is 25' from the property line. Therefore, he is requesting a Variance of 15' to place the garage 25' from the property line where 40' is required. With all the ledge on the property, the terrain is very irregular. None of the adjoining property owners houses are in view of this garage site.

He submitted his certified mail receipts indicating letters were sent to the adjoining property owners and they were received. There were no comments from the floor.

Greg Daigle made a motion the Board close the public hearing of Appeal No. 1021-Timothy Kunsa. Motion seconded by Norman Gobelle and carried unanimously.

Greg Daigle made a motion the Board approve Appeal No. 1021-Timothy Kunsa of 87 Petticoat Lane, East Haddam, his request for a 15' Side Yard Variance of Section 10.1 of the Zoning Regulations in order to construct a detached garage 25' from the side property line where 40' is required based upon the Board's findings that a hardship exists due to the fact that there was an error made when they blasted the foundation, also due to the topography of the land and location of the well and if any other blasting were done over further into the lot it would endanger the well and foundation of the dwelling. There were no objections from the adjoining property owners. Motion seconded by Norman Gobelle and carried unanimously.

Said property is located on Petticoat Lane in the R-2 District. Assessor's Map 28 Lot 7.

Appeal No. 1023-William Smith of 111 Alger Road, East Haddam (Owner) and
J. Patrick Construction of Old Saybrook (Appellant/Agent)

Mr. William Smith and the owner of J. Patrick Construction were present and presented the case to the Board. He submitted a survey map indicating the perimeter of the property and location of the existing dwelling, septic system, well, garage and location of the proposed addition he wants to add onto the existing dwelling. He wants the addition for his wife's parents, a bedroom and kitchenette. Zoning Regulations require a 2-acre lot and this lot is .05 less than the required amount needed. Therefore, he is requesting a .05 Lot Size Variance in order to construct this addition.

There were no comments from the floor. The Chairman read a letter from David Moran, an adjoining property owner, stating he has no objections to the Board granting this variance.

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

Greg Daigle made a motion, seconded by Diane Quinn, the Board close the public hearing of Appeal no. 1023-William Smith. Unanimously carried.

Greg Daigle made a motion the Board approve Appeal No. 1023-William Smith of 111 Alger Road, East Haddam (Owner) and J. Patrick Construction of Old Saybrook (Appellant/Agent) approve the request for a .05 Lot Size Variance of Section 10.1 of the Zoning Regulations in order to construct an addition onto an existing dwelling on a lot that is smaller in size than the Zoning Regulations require based upon the Board's findings that a hardship exists that a .05 acre lack of land is insignificant. The owner has made an attempt to acquire more property to bring his lot into conformance. There were no objections from the adjoining property owners. This will not be detrimental to zoning. Motion seconded by Diane Quinn and carried unanimously.

Said property is located on Alger Road in the R-1 District. Assessor's Map 57 Lot 129.

Minutes of July 22, 2010

After reading and reviewing the minutes of the July 22, 2010 meeting, Diane Quinn made a motion the minutes of the July 22, 2010 meeting be approved as printed. Motion seconded by Richard Fiala and carried unanimously.

There being no further business. Diane Quinn made a motion the meeting be adjourned. Motion seconded by Norman Gobelle and carried unanimously. Meeting adjourned at 9:10 P.M.

Respectfully submitted,

Stuart Wood, Chairman
Zoning Board of Appeals

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