

ZONING BOARD OF APPEALS
DECEMBER 28, 2010

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

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

Appeal No. 1024 - Dorinda Kuziac of 120 Bashan Road, East Haddam
Ms. Kuziac was not present but was represented by her surveyor, Richard Mihok. He did not submit a letter from Ms. Kuziac stating he could represent her but the Board let him present the case to the Board.

He submitted a surveyed site plan indicating the perimeter of the lot, the location of the existing dwelling, location of the existing well and septic system and the terrain of the property. The plan also indicates the location of the proposed shed which is located 10' from the side property line. Said property is located in the L District which requires a 25' setback from the property line. Therefore, she is requesting a 15' Side Yard Variance of Section 10.1 of the Zoning Regulations. This topography of this lot is very steep. The back of the lot drops off quite deeply towards the lake. They want to place the shed as shown so they can get to it without too much trouble as this is the only level area. This area is bounded by a stone wall. The adjoining property is vacant and has steep topography also. This is a 4 acre parcel. Due to the terrain of the property, the shed will probably not be seen from the roadway. This is to be a pre-built shed, 14'x24'. It will set on the ground on stones. There was a discussion on the access to the shed. There was a discussion on the possibility to move the shed over onto the lot more within the footage setback.

He stated she told him she sent out the letters to the adjoining property owners but did not give him the receipts. He will remind her about the certified mail receipts and have her submit them.

Greg Daigle made a motion the Board continue this public hearing of Appeal No. 1024 to the next scheduled meeting in January and have her submit the Certified Mail Receipts, submit sketches of the proposed shed and photos of the area. Motion seconded by Richard Fiala and carried unanimously.

Said property is located on Bashan Road in the L District. Assessor's Map 58 Lot 127.

Minutes

Diane Quinn made a motion, seconded by Greg Daigle, the minutes of the Nov. 18, 2010

meeting be accepted as printed. Motion carried unanimously.

Schedule of Meetings for the Year 2011

The Chairman stated that for the year 2010, we had met on the fourth Thursday of each month and suggested the Board continue on with the same schedule and set November and December dates at that time.

Greg Daigle made a motion the Board continue to hold the monthly meetings on the fourth Thursday of each month for the year 2011 and set the November and December dates at that time. Meetings to be held at the River House. Motion seconded by Bill Smith and carried unanimously.

Letter from Selectmen

The Chairman stated he received a letter and notice from the First Selectman stating Laurie Alt applied for a position on the Zoning Board of Appeals. After some discussion, the Board agreed to have Stuart Wood inform the Selectmen they could move forward with the selection.

The Chairman reviewed with the Board members different items they can use to grant a Variance and it must demonstrate a hardship. He further demonstrated different situations that could be considered. He discussed some of the Court cases the Board had demonstrating why some cases were lost and why some were passed. It was also noted that when the Board either grant or deny a Variance, they should state their reasons for the action taken.

After much discussion, Greg Daigle made a motion, seconded by Diane Quinn, the meeting be adjourned. Motion carried unanimously. The meeting adjourned at 9:00 PM.

Respectfully submitted,

Stuart Wood, Chairman
Zoning Board of Appeals

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