

**TOWN OF HADDAM  
ZONING BOARD OF APPEALS  
SPECIAL PUBLIC HEARING/MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
TUESDAY, 13 JUNE 2017  
UNAPPROVED MINUTES  
*Subject to Approval by the Board***

**ATTENDANCE**

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|---|--|
| A | Margo Chase-Wells                                  |
| X | Marjorie W. DeBold, Vice Chairman                  |
| X | Mary Hickish                                       |
| A | Robin Munster, Chairman                            |
| X | Kenneth Wendt                                      |
| X | Thomas Berchulski, Alternate - Seated              |
| A | Anthony Matterazzo, Alternate                      |
| A | Neal Perron, Alternate                             |
| A | Liz West Glidden, Town Planner                     |
| X | Jim Puska, Zoning and Wetlands Enforcement Officer |
| X | Bunny Hall Batzner, Recording Clerk                |
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**1. Call to Order**

Mrs. DeBold, vice chairman, called the meeting to order at 7:30 p.m.

**2. Attendance/Seating of the Alternates**

Attendance was taken and all regular and alternate members were seated.

Mrs. DeBold explained to Mr. LaRiviere that four members is a quorum and that all four members would need to vote in the affirmative in order for the variance to pass. Mrs. DeBold read the Legal Notice, as published in the Middletown Press, into the record.

**3. PUBLIC HEARING**

**A Variance to Allow a Home Addition to be Located 21 Feet from the Front Property Line Where 30 Feet is Required for Property Located at 110 Maple Avenue, Higganum, and Shown on Tax Map 15, Lot 096.**

Rob LaRiviere, contractor, The Remodeling Company, LLC, representing Frank L. Katkauskas and Judi Bussman, owners, was present.

Due to an error with the Legal Notice, the matter was continued from Thursday, 25 May 2017.

Mr. LaRiviere reported the owners are proposing a 26 foot x 23 foot addition off the side of their house. Mr. LaRiviere stated given the configuration of the lot and the existing old home already being non-conforming (20 feet from the road) their options were limited. Alternatives looked at: going off the back - the septic doesn't allow; going off the side - given it's a corner lot zoning requirements won't allow; and

cannot build a third story – foundation not structurally sound and doesn't believe zoning allows. The proposed area is the only viable area.

Mrs. DeBold stated there is a small addition there now. Mr. LaRiviere stated there's a side porch which sits on piers and over time was closed in to make year round livable space; however, this will be removed as building codes will not allow it to be used a livable space. Mr. LaRiviere also stated the proposed addition must be attached to the existing house.

Mr. Puska reported he has met with the property owner to view the site and he was able to pull up an as-built from a previous map which was a great asset. Mr. Puska stated this is not the only house in the area to be that close to the road and in his opinion, the proposal would not look out of character.

Mrs. DeBold asked if the Certificates of Mailing have been received. Mr. LaRiviere stated he had mailed notices to all the neighbors for the May public hearing and did not hearing anything back. Due to the scheduling of the new hearing, the Town sent out certified mailings, therefore, the neighbors have been notified twice in regard to this application.

Mr. Wendt asked how many neighbors there are. Mr. LaRiviere stated four neighbors were noticed. Mr. Wendt asked about the property to the west. Mr. LaRiviere stated the property to the west is Route 9 and the owner of the adjoining vacant property lives in Middletown. Mr. Wendt stated the addition would be encroaching on the state property. Mr. LaRiviere stated no, there is plenty of room off to the side.

Mr. Wendt asked if there will be a crawl space beneath the addition. Mr. LaRiviere stated yes.

Mr. LaRiviere stated one of the requests from the homeowners is to have the aesthetics of the addition look as if it's a part of the existing structure. Mr. LaRiviere also stated the trim, frame, roofline, etc., will be in keeping with the existing building. No vinyl siding, cedar siding will be used. Mr. Wendt noted it's a shallow pitched roof. Mr. LaRiviere stated it's a very shallow pitched roof – hip-roof and given the character of the house is Greek Revival this was typical of that time frame. Mr. LaRiviere noted he will need to purchase engineered timbers in order to do the framing (copy of frame work available).

Mr. Berchulski asked the age of the house. Mr. LaRiviere stated 1871-1873, it's a post and beam structure with vertical plank sheeting. Mr. LaRiviere stated the granite foundation will be replaced with poured concrete. The new foundation will have a ledge on it to place matching stones to the front and sides to give the appearance of a continuation of the existing foundation (requirements of the owner).

Mr. Wendt stated he has driven by the house and the addition will be somewhat hidden being on the west side of the existing house. Mr. LaRiviere stated the existing house is deceiving in that appears large, but is actually very small – 24 feet by 26 feet. Mr. LaRiviere stated the proposal will not protrude past the existing structure; and again reviewed the alternatives looked at. Mr. LaRiviere noted the house is located on a dead end street and in his opinion doesn't see where the town would be widening the road.

**MOTION:** Tom Berchulski move to close the public hearing at 7:43 p.m. Mary Hickish second. Motion carried unanimously.

## **PUBLIC MEETING**

**A Variance to Allow a Home Addition to be Located 21 Feet from the Front Property Line Where 30 Feet is Required for Property Located at 110 Maple Avenue, Higganum, and Shown on Tax Map 15, Lot 096.**

Rob LaRiviere, contractor, The Remodeling Company, LLC, representing Frank L. Katkauskas and Judi Bussman, owners, was present.

Due to an error with the Legal Notice, the matter was continued from Thursday, 25 May 2017.

Prior to the vote, the Board members discussed the matter. Mr. Berchulski stated the house pre-dates zoning, is non-conforming, and the proposed addition will not encroach any further than the existing house, therefore, he does not have a problem with the proposal. Mr. Wendt stated he drove by the house and doesn't see an issue with the proposal noting it will be hidden, keeping in character with the existing house, and there were no complaints from the neighbors. Ms. Hickish concurred with Mr. Wendt and Mr. Berchulski. Mrs. DeBold stated while it encroaches upon the required setback, she feels it will fit in nicely with the existing structure as well as the neighborhood.

**MOTION:** Tom Berchulski moved to approve a variance to allow an addition to be located 21 feet from front property line, where 30 feet is required for property located at 110 Maple Avenue, Higganum, and shown on Tax Map 56, Lot 096. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Mary Hickish second. Motion carried unanimously.

Mr. Puska explained to Mr. LaRiviere there is a 15 day appeal period.

## **5. Approval/Correction of the Minutes**

**MOTION:** Ken Wendt moved to approve the 30 March 2017 minutes as submitted. Mary Hickish second. Motion carried unanimously.

**MOTION:** Tom Berchulski moved to approve the 25 May 2017 minutes as submitted. Ken Wendt second. Motion carried unanimously.

## **6. Open Discussion**

**29 June 2017 Meeting – Canceled.**

## **7. Adjournment**

**MOTION:** Ken Wendt moved to adjourn. Mary Hickish second. Motion carried unanimously.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner, Recording Clerk

**The next regular meeting is scheduled for Thursday, 27 July 2017.**