

**TOWN OF HADDAM  
ZONING BOARD OF APPEALS  
PUBLIC HEARING/MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT 06438  
THURSDAY, 29 FEBRUARY 2024  
UNAPPROVED MINUTES  
*Subject to Approval by the Board***

**ATTENDANCE**

X	Ron Borrelli
X	Robin Munster, Chairman
X	Sandra Olsen
X	Kenneth Wendt, Vice Chairman
X	Kate Wessling
A	Susann Costa, Alternate
A	Jamin Laurenza, Alternate
X	Deborah Rutter, Alternate
X	Leon Mularski, Wetlands and Zoning Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mrs. Munster, Chairman, called the meeting to order at 7:01 p.m.

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

Attendance was taken and all regular members were seated.

Mrs. Munster read the Legal Notice into the record.

**3. PUBLIC HEARING**

**A Request for Variance to Construct a Deck within the 20 Foot Side Yard and the 30 Foot Front Yard Setbacks. Existing House is Non-Conforming, as most of the Houses in the Area. Applicant: Lisa Carta. Location: 16 Boulder Del Road Extension, Map 51 Lot 65**

Lisa Carta, owner/applicant, was present.

Hearing continued from Thursday, 25 January 2024.

Mrs. Munster called the hearing to order at 7:03 p.m.

Ms. Carta thanked the Board members for their attendance; and stated that the existing deck was converted into a three season room with only two feet of the deck remaining. Ms. Carta would like to move the deck out 10 feet and install a small handicapped ramp. Ms. Carta explained she has health issues that make it difficult to use stairs and that she finds ramps are easier for her to use. Ms. Carta noted that she has a handicapped placard from the State.

Mrs. Munster asked Ms. Carta if she had submitted the document she had read outlining her health issues. Ms. Carta stated no, as she had just found it and submitted it for the file.

Mrs. Munster clarified that the enclosed structure is on the current deck and Ms. Carta would like to extend the deck 10 feet to create a ramp. Ms. Carta stated yes. Mrs. Munster asked Ms. Carta if it was the only entrance into the house. Ms. Carta stated there are two entrances – kitchen entrance (15 stairs) and side entrance (front; no stairs).

Mr. Wendt asked about the neighbors. Ms. Carta stated the two neighbors behind her were notified (only ones she had to notify). Mr. Wendt asked if there was any feedback from the neighbors. Ms. Carta stated yes. Mr. Mularski stated the copies of the letters and a sketch of the proposal should have all been with the packet (sent out for the January hearing). Mr. Mularski provided a couple of copies of the sketch and Ms. Rutter shared the sketch via her computer for the Board members to review. Mr. Wendt stated across the street from Ms. Carta is the veterinary clinic and the union hall (both located off Saybrook Road/Route 154); and asked Mr. Mularski if those properties were commercial. Mr. Mularski stated he believes on the west side of Saybrook Road it would be residential as he does not believe commercial extends that far down; that commercial ends at Thayer Road Extension.

Mr. Borrelli asked Ms. Carta about the neighbor to the left of the house. Ms. Carta stated there are two houses located behind her house and one located to the side of her house. Using a map, Ms. Carta explained.

Dr. Wessling asked Ms. Carta if she had received replies from the neighbors. Mrs. Munster asked Ms. Carta if both replies indicated no objection to the proposal. Ms. Carta and Mr. Mularski stated yes, no objection. Mrs. Munster read the letters from Corey Chapman, 22 Boulder Del Road Extension, no objection and Rene and Jennifer Cote, 26 Boulder Del Road Extension, no objection. Letters both dated 12/11/2023 (on file).

Mrs. Munster stated the hardship is the property and 15 stairs on the kitchen side of the house vs the entrance on the front side (shorter side) to make the entrance for the ramp.

Using the drawing, Mr. Borrelli suggested a possible alternative voicing concern over possible trespassing on the neighbor's property to reach the ramp. Ms. Carta stated the ramp would not extend that far down, and using the map, pointed out the deck, closed in as a three season room, and stated it is 40 feet from the end of the existing deck which is only two feet at this time. Mr. Borrelli suggested the ramp run along Ms. Carta's house to the road rather than extending to the left towards the neighbor's property. Mr. Borrelli asked Ms. Carta if the ramp could be shifted to move it further away from the neighbor and Ms. Carta stated it could work.

Mr. Wendt and Mrs. Munster stated Ms. Carta would be on a slope and the ramp would be longer coming toward the front. Ms. Carta stated it would then encroach on the road. Mrs. Munster asked Ms. Carta if she had consulted with someone on the best way to install the ramp. Ms. Carta stated yes, and her builder has spoken to Mr. Mularski. Mr. Mularski stated he realized it was close to the property line he can shorten it up a little bit with respect to changing the slope that would not affect Ms. Carta's accessibility. Mr. Mularski stated with the slope of the property, if the ramp were facing the road, it would have to be considerably longer to take into account the grade. The proposal is the only feasible approach. Mr. Mularski stated although it will be close, there will still be three feet between the neighbor's property.

Dr. Wessling stated in terms of the slope of the property and adjusting the slope of the ramp, it will matter to Ms. Carta at some point in the future. Mr. Mularski stated as proposed a grade line can be grabbed and then they can fix the slope of the ramp. Mr. Wendt stated although Ms. Carta may be encroaching on the property line, the neighbor is quite a distance away. Mr. Borrelli stated he did not have issue with the neighbor saying yes, but he did not know if the neighbor was aware of how close it would be. Mr. Mularski stated he had walked the property twice; and although it will be tight, it is doable. Mr. Borrelli stated he does not have a problem with the proposal as long as the neighbor signed off on the matter.

As there was no public present and the Board members had no further questions, Mrs. Munster asked for a motion to close the hearing.

**MOTION:** Kate Wessling motioned to close the public hearing at 7:17 p.m. Ron Borrelli second. Motion carried unanimously.

#### **4. PUBLIC MEETING**

**A Request for Variance to Construct a Deck within the 20 Foot Side Yard and the 30 Foot Front Yard Setbacks. Existing House is Non-Conforming, as most of the Houses in the Area. Applicant: Lisa Carta. Location: 16 Boulder Del Road Extension, Map 51 Lot 65**

Lisa Carta, owner/applicant, was present.

**SEATED: Borrelli, Munster, Olsen, Wendt, and Wessling.**

Mrs. Munster stated she felt a hardship was present and the proposal makes sense. Mrs. Munster also stated she appreciated Mr. Borrelli's comment/suggestion regarding the ramp, because at least it is clear and there will be no question about it.

Mr. Wendt stated he could see the hardship of the property as he drove past the site and like many homes in our town, properties can be challenging. Mr. Wendt also stated in light of the health issues Ms. Carta spoke of, she looked well.

Dr. Wessling stated as a physician there are a lot of people may look well in certain moments and then in other circumstances can be laid up for a time. Dr. Wessling also stated that Mr. Borrelli made her think about the fact that the Board is making a decision for now, but the Board also needs to think about the future such as the ramp being at a grade that Ms. Carta can get up and down 10 years from now. Also, the neighbor's future as the current owner may move. Dr. Wessling stated as long as the ramp is designed as Mr. Mularski has indicated to solve both problems (gain access to the ramp without encroaching onto the neighbor's property). Dr. Wessling had no objection to the proposal.

Mr. Borrelli stated he had no objection to the proposal and the three feet Mr. Mularski had spoken of will make the ramp accessible for a wheelchair.

**MOTION:** Ken Wendt motioned to approve a request for variance to construct a deck within the 20 foot side yard and the 30 foot front yard setbacks. Existing house is non-conforming, as most of the houses in the area. Applicant: Lisa Carta. Location: 16 Boulder Del Road Extension, Map 5, Lot 65. **Conditions:** 1. Standard Permit Conditions. 2) Special Conditions/Modifications – No. Sandra Olsen second. Motion carried unanimously.

Ms. Carta asked if there was a time line as to when she had to complete the project. Mr. Mularski stated no, and briefly explained the process.

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

**MOTION:** Ken Wendt motioned to approve the 31 August 2023 public hearing/meeting minutes as submitted. Robin Munster second. Motion carried unanimously.

**MOTION:** Ken Wendt motioned to approve the 25 January 2024 public hearing/meeting minutes (no quorum) as submitted. Deborah Rutter second. Motion carried unanimously.

#### **6. Open Discussion**

**Agenda/Supporting Documentation** – A brief discussion followed regarding agenda and supporting documentation being sent in a timely manner. Mrs. Munster stated supporting documentation for this application was sent out for the January meeting and not receiving an agenda for tonight's meeting until mid-morning today.

**Meeting/Hearing Process** – For the benefit of the new members, Mrs. Munster explained the meeting and public hearing process noting that once the public hearing is closed, Board members can only speak amongst themselves and not the audience or the applicant(s). Mrs. Munster stated it is far and few between meetings for the Board, which is a good thing, because it means the regulations are working. Mrs. Munster also stated if anyone has any questions, to please ask.

## **7. Adjournment**

**MOTION:** Sandra Olsen motioned to adjourn. Ken Wendt second. Motion carried unanimously.

The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next regular meeting is scheduled for Thursday, 28 March 2024.**