

**TOWN OF HADDAM
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 26 JULY 2018
APPROVED MINUTES
*Approved as Submitted at the 27 September 2018 Meeting***

ATTENDANCE

X	Thomas Berchulski
X	Margo Chase-Wells
A	Mary Hickish
X	Robin Munster, Chairman
A	Kenneth Wendt
X	William Iselin, Alternate – Seated
X	Jessica Labbe, Alternate – Seated
X	Anthony Matterazzo, Alternate – Seated for Approval of Minutes
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mrs. Munster, chairman, called the meeting to order at 7:31 p.m.

2. Attendance

Attendance was taken and all regular members as well as Mr. Iselin and Ms. Labbe, alternate members, were seated.

Mrs. Munster read the Legal Notice into the record and explained the public hearing process to those in attendance.

3. PUBLIC HEARING

A Variance to Allow a Detached Garage Measuring 16 x 24 Feet 15 Feet from the Front Property Line Where 40 Feet is Required for Property Located at 9 East Shore Drive, in Hidden Lake and Shown on Tax Map 72A Lot 18.

Ron and Heather Edelson, applicants, were present.

Mr. Edelson stated they would like to install a one car garage to allow for storage and the ability to park one car. Using the site plan, Mr. Edelson pointed out where they had originally planned on installing the garage, but due to two issues have chosen the proposed location closer to the road. Those issues are: 1) abutting neighbors, Anthony and Aline Grandazzo, would no longer have their lake view and 2) maintaining options for a reserved leaching field area.

Mr. Edelson stated he's aware the setback is 30 feet, but noted the following: road is private and it's common for sheds to be within 15 feet from the road in this area.

Mr. Edelson submitted the Certificates of Mailing (Exhibit A).

Mr. Berchulski asked Mr. Edelson to point out the location of the lake on the site plan. Mr. Edelson pointed out the location of the lake (referred to it as his back yard and the street being his front yard). Mr. Berchulski asked if there was another property between the Edelsons and the lake with Mr. Edelson responding no, that they are lake front. Mr. Edelson stated they have to be so many feet (no definitive number given) away from the lake when building. Mr. Berchulski asked the current distance. Mr. Edelson stated the house is 79 feet from the lake. Mr. Berchulski asked the reason for turning the garage. Mr. Edelson stated it's due to large trees in the yard and this was the best fit.

Mr. Iselin asked if there will be any trees removed. Mr. Edelson stated no, and that was another reason the building is the size it is. Mr. Edelson also stated no concrete will be poured; the contractor will level the site, crushed stone will be added, and the building will be put together on the crushed stone. Mr. Iselin stated there appears to be a bit of a hill. Mr. Edelson stated yes, the ground will be leveled a bit and existing boulders will be pulled out. Mrs. Munster asked if the structure is pre-fabricated. Mr. Edelson stated yes, it comes in two or three sections and bolts together. Mr. Edelson stated a cupola and a transom above the door will be added.

Mrs. Glidden reported not unlike all the lots in Hidden Lake, the Edelsons have an under sized lot, they do not currently have a shed or garage as most neighbors in the neighborhood do, most people cannot meet the setbacks, it's not uncommon for this neighborhood to have variance requests, and the shed is not excessive in size.

Mr. Iselin asked the height of the proposed structure. Mr. Edelson stated 15 feet.

Aline and Anthony Grandazzo, the abutting property owners, stated they had asked the Edelsons if they would consider altering their plans in order for them not to lose their lake view and they were very gracious to do so. Mr. and Mrs. Grandazzo also stated they support the application.

Jay Casella, President, Hidden Lake Association, and neighbor, spoke in support of the application.

Mr. Matterazzo asked if the leaching field indicated on the site plan, is the actual leaching field or a reserve area. Mr. Edelson stated it's the actual leaching field, and the reason for placing the garage closer to the road is to retain a reserve area below it.

MOTION: Tom Berchulski moved to close the public hearing at 7:43 p.m. Margo Chase-Wells second. Motion carried unanimously.

4. PUBLIC MEETING

A Variance to Allow a Detached Garage Measuring 16 x 24 Months 15 Feet from the Front Property Line Where 40 Feet is Required for Property Located at 9 East Shore Drive, in Hidden Lake and Shown on Tax Map 72A Lot 18.

Board members seated: Berchulski, Chase-Wells, Munster, Iselin, and Labbe.

A brief discussion followed in regard to the proposal looking fine, fitting in with the neighborhood given the lot sizes, the applicants have left room for a reserve leaching field, and have positioned the shed in such a manner to work around any potential problems.

MOTION: Margo Chase-Wells moved to approve a variance to allow a detached building measuring 24 x 16 feet in size, 15 feet from the front property line where 30 feet is required per Section 4, Table 1, of the Town of Haddam Zoning Regulations. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. **Exhibits:** 1. Application. 2. Site Plan. Tom Berchulski second. Motion carried unanimously.

Mrs. Glidden explained the process after an approval – posting of the Notice of Decision and the appeal time frame.

5. Approval/Correction of the Minutes

Board members seated: Berchulski, Chase-Wells, Iselin, Labbe, and Matterazzo.

MOTION: Anthony Matterazzo moved to approve the 31 May 2018 minutes as submitted. Margo Chase-Wells second. Motion carried unanimously.

6. Town Planner/ZEO Report

Better Utilizing Investments to Leverage Development (BUILD) Grant – Mrs. Glidden reported the Towns of Haddam and East Haddam are making a request for \$18 million to install a canter levered walkway off the Swing Bridge. This grant is federally funded, therefore, no match in funding is required and this year BUILD is focusing on rural communities. Mrs. Glidden also reported if approved, the work would be done concurrently with the proposed 2020 improvements to the Swing Bridge – DOT will be improving the mechanicals and electrical as well as doing an overhaul. The grant will be awarded in December 2018. Mr. Iselin asked which side, north or south, the walkway would be installed on with Mrs. Glidden responding the south side noting the visual perspective. Mrs. Glidden talked about the need to counter balance the bridge. Discussion followed.

Transportation Alternatives Program (TAP) Grant – Sidewalks in Tylerville – Mrs. Glidden reported the town has received a TAP grant to install sidewalks from the intersection of Bridge Road (Route 82) and Saybrook Road (Route 154) all the way down to the Swing Bridge. Mrs. Glidden stated they have the concept plan, working on the construction drawings, and that construction could start in 2019, but it could be 2020.

Tylerville Water Project – Mrs. Glidden reported installation of the line should begin in January or February of 2019.

Jail – Update – When asked the status of the Jail, Mrs. Glidden reported the project has somewhat stalled. Mrs. Glidden gave a brief history of what has taken place to date – grant received, studies conducted, Open House held in April was successful, and willing to provide further tours. Mrs. Glidden talked about wording within the deed to the property – town cannot sell the property – and that perhaps the deed can be re-examined. A brief discussion followed in regard to the potential of leasing the building.

Election of Officers – Mrs. Munster asked that this item be placed on the next agenda.

7. Adjournment

MOTION: Tom Berchulski moved to adjourn. Bill Iselin second. Motion carried unanimously.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner, Recording Clerk

The next regular meeting is scheduled for Thursday, 30 August 2018.