

**TOWN OF HADDAM
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 27 SEPTEMBER 2018
UNAPPROVED MINUTES
*Subject to Approval by the Board***

ATTENDANCE

X	Thomas Berchulski
X	Margo Chase-Wells
A	Mary Hickish
X	Robin Munster, Chairman
X	Kenneth Wendt
X	William Iselin, Alternate – Seated
X	Jessica Labbe, Alternate
A	Anthony Matterazzo, Alternate
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 7:33 p.m.

2. Attendance

Attendance was taken and all regular members as well as Mr. Iselin, 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 in the Amount of Ten (10) Feet to a Side Setback for a Below Grade Pool Where 20 Feet is Required for Property Located at 63 Jackson Road, and Shown on Tax Map 56 Lot 012A-1

Kelly Haeckel, applicant/owner, was present.

Mrs. Munster asked for the Certificates of Mailing. Mrs. Haeckel submitted the Certificates of Mailing as well as the payment receipt (Exhibit A).

Mrs. Haeckel introduced Ron, from Sabrina Pools, and her father, from Scovill's Landscape Contractors, who will be performing the work. Using photos and a site plan, Mrs. Haeckel explained the proposed project – installation of an inground pool; and due to the ledge in the backyard, they are unable to put the pool directly outside of the house. Also due to safety reasons, they would prefer not placing the pool directly outside of the house as they would be unable to enclose the pool with the proper fencing as required. Mrs. Haeckel stated there isn't much space to install a pool and that's the reason for the proposed location making it ten feet rather than the 30 feet according to the regulations.

Mrs. Glidden reported that when she advertised the application it was done so as a side yard variance, 20 feet, so the variance being requested is only 10 feet. Mrs. Glidden stated the lot is oddly shaped and using the site plan, pointed out the side yard.

Mrs. Haeckel stated the pool will be kidney shaped; and if it butts up against the ledge, there won't be proper clearance to insure there would be no jumping off the ledge into the pool. Mrs. Chase-Wells asked the distance between the ledge and the pool. Mrs. Haeckel stated approximately 20 feet.

Mr. Wendt asked the depth of the pool. Mrs. Haeckel stated the goal is to get to eight (8) feet in the deep end; however, it's to be determined. A brief discussion followed in regard to potential blasting or chipping at the ledge.

Mrs. Munster asked if there were any letters from the neighbors. Mrs. Haeckel stated copies of the letter sent to all of the neighbors are available in the packet and that they had not heard anything from the neighbors regarding the proposal. Mr. Wendt noted that the property is totally private and that the neighbors wouldn't be able to see the pool.

In conclusion, Mrs. Haeckel stated the goal is safety first and that's the reason for the proposed pool location.

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

4. PUBLIC MEETING

A Variance in the Amount of Ten (10) Feet to a Side Setback for a Below Grade Pool Where 20 Feet is Required for Property Located at 63 Jackson Road, and Shown on Tax Map 56 Lot 012A-1

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

Discussion followed amongst the Board members with the following being noted: packet information was well done; ledge on the property is evident; placement of pool is understandable; the lay of the land and the ledge is a hardship; after looking at Google maps to see the actual spacing onsite and the proximity of neighbors, the proposal is an improvement to the property and will not affect the neighbors; and no opposition from the neighbors.

MOTION: Tom Berchulski moved to grant a variance in the amount of ten (10) feet to a side setback for an in ground pool, where 20 feet is required per Table 1, Section 4 of the *Town of Haddam Zoning Regulations*. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Bill Iselin second. Motion carried unanimously.

5. Election of Officers

MOTION: Tom Berchulski moved to nominate Robin Munster as Chairman. Bill Iselin second. Motion carried unanimously.

MOTION: Margo Chase-Wells moved to nominate Tom Berchulski as Vice Chairman. Robin Munster second. Motion carried unanimously.

MOTION: Ken Wendt moved to approve the slate of Officers as presented. Margo Chase-Wells second. Motion carried unanimously.

6. Approval/Correction of the Minutes

MOTION: Margo Chase-Wells moved to approve the 26 July 2018 minutes as submitted. Tom Berchulski second. Motion carried unanimously.

7. Open Discussion

Land Use Academy – Mrs. Munster asked if anyone from ZBA attended the Land Use Academy presentation P&Z held. Mrs. Glidden stated no one from ZBA attended, but P&Z and Land Use Office staff were in attendance and the presentation was good. Mrs. Glidden stated if anyone is interested, she will send the link to them for registration for an upcoming class. Ms. Labbe and Mr. Iselin expressed interest in attending. Class is scheduled for Saturday, 27 October 2018, UConn Extension Center, 1066 Saybrook Road, Haddam, \$45 includes continental breakfast and lunch.

October Meeting – Mr. Wendt asked if there was anything scheduled for the October meeting. Mrs. Glidden stated there are no applications at this time, but there is still time for a submission. A brief discussion followed in regard to November's meeting.

McTigh Road Reconstruction Project – Mr. Berchulski asked when McTigh Road would reopen. Mrs. Batzner reported the project has been going well, but some additional time is needed to complete the project.

8. Adjournment

MOTION: Margo Chase-Wells 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, 25 October 2018.