

**TOWN OF HADDAM
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 25 FEBRUARY 2016
APPROVED MINUTES
*Approved as Submitted at the 31 March 2016 Meeting***

ATTENDANCE

X	Margo Chase-Wells
X	Marjorie W. DeBold, Vice Chairman
A	Mary Hickish
X	Robin Munster, Chairman
A	Kenneth Wendt
X	Thomas Berchulski, Alternate - Seated
X	Anthony Matterazzo, Alternate
X	Neal Perron, Alternate - Seated
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/Seating of the Alternates

Attendance was taken and all regular members as well as Mr. Berchulski and Mr. Perron, alternates, were seated.

Mrs. Munster read the Legal Notice, as printed in the Middletown Press, into the record.

3. PUBLIC HEARING

A Variance to Allow a Detached Accessory Building (a garage) 3 Feet from the Side Property Line Where 20 is Required Per Section 4, Table 1, of the Town of Haddam Zoning Regulations for Property Shown on Tax Map 49, Lot 18-4 and Known as 180 Camp Bethel Road.

Emily Merriam, owner/applicant, and Benny Milovich, contractor, were present.

Mrs. Merriam submitted the Certificates of Mailing into the record (Exhibit A).

Mrs. Merriam stated that the existing structure is in need of major renovations and that she and her husband would like to construct a new two car garage. Mrs. Merriam also stated that due to topography (steep slopes) and the location of septic system and well, there is no other location than the existing garage. Mrs. Merriam stated that the proposed garage would be slightly larger to accommodate two vehicles and would match the existing house.

Mr. Milovich stated the property is large, but the topography doesn't permit its entire use. Mrs. Merriam explained the shape (triangular) and location of the property.

Mrs. Glidden stated that the proposed site is the only area that isn't visible from the river. Mrs. Merriam stated that the location would not interfere with the view of the river (garage would be hidden by house).

Mrs. Munster read a letter from Torrance Downes, Senior Planner, River COG, on behalf of the Gateway Commission, dated 18 February 2016, indicated that they would likely not oppose the one story garage (Exhibit B). Mrs. DeBold asked if the letter indicated one story. Mrs. Munster stated yes. Mrs. Glidden stated that it's unclear why it was written as one story as Mr. Downes is aware of the height of the structure. Discussion followed at length.

Mrs. Munster read an undated note from Joe and Ellen Picone, expressing their best wishes with the garage as well as how nice the renovations to the house are (Exhibit C).

MOTION: Margo Chase-Wells moved to close the public hearing at 7:48 p.m. Tom Berchulski second. Motion carried unanimously.

4. PUBLIC MEETING

A Variance to Allow a Detached Accessory Building (a garage) 3 Feet from the Side Property Line Where 20 is Required Per Section 4, Table 1, of the Town of Haddam Zoning Regulations for Property Shown on Tax Map 49, Lot 18-4 and Known as 180 Camp Bethel Road.

Emily Merriam, owner/applicant, and Benny Milovich, contractor, were present.

The Commission discussed the matter at hand with the following items noted: difficult topography and the footprint of the proposed structure remaining the same as the existing structure; and a bit of concern over the wording "one story" within the Gateway Commission letter even though the letter also indicated that they had reviewed the plans.

MOTION: Marjorie DeBold moved to approve a variance to allow a detached accessory building measuring 25 x 24 feet in size, 3 feet from the side property line where 20 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 date stamped February 4, 2016. 2. Site Plan titled Proposed Site Plan by Albis Architects and date stamped received in Land Use Office February 4, 2016. 3. Memo dated February 10, 2016 from Liz Glidden, Town Planner. Thomas Berchulski second. Motion carried unanimously.

Mr. Matterazzo asked if it would be appropriate to ask Mr. Downes to amend his letter to read "two story" in order to prevent any potential difficulties in the future for Mrs. Merriam due to the letter citing "one story". The Board felt it was an appropriate request. Mrs. Glidden will speak to Mr. Downes.

5. Approval/Correction of the Minutes

MOTION: Margo Chase-Wells moved to approve the 28 January 2016 minutes as submitted. Neal Perron second. Motion carried unanimously.

6. Open Discussion

Mr. Berchulski explained the intent of the Open Discussion agenda item to the new members; and encouraged the new members to ask questions or provide comments at any time.

Mrs. Chase-Wells stated that she appreciated Mrs. Glidden's comment memos outlining specific facts pertaining to the various applications; and finds it helpful when reviewing the applications.

Mrs. Glidden stated that there are two types of matters that will come before the Board – variances and appeals of the Zoning Enforcement Officer's decision.

Mrs. Glidden reported that P&Z updated their regulations and structures less 550 square feet and less than 15 feet in height can now be 10 feet from a side or rear property line. Mr. Berchulski stated that he appreciates Mrs. Glidden's guidance in interpreting P&Z's regulations.

Mrs. Glidden suggested that Attorney Steven Byrne attend a meeting to review current zoning laws.

A brief discussion followed in regard to the importance of being consistent and each Board member stating why they've voted in the manner they did.

7. Adjournment

MOTION: Anthony Matterazzo moved to adjourn. Neal Perron second. Motion carried unanimously.

The meeting was adjourned at 8:08 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next regular meeting is scheduled for Thursday, 31 March 2016.