

**TOWN OF HADDAM
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 28 JANUARY 2016
APPROVED MINUTES
*Approved as Submitted at the 25 February 2016 Meeting***

ATTENDANCE

X	Margo Chase-Wells
A	Marjorie W. DeBold, Vice Chairman
X	Mary Hickish
X	Robin Munster, Chairman
X	Kenneth Wendt
X	Thomas Berchulski, Alternate
X	Anthony Matterazzo, 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 7:32 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken and all regular members as well as Mr. Matterazzo, alternate, were seated.

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

3. PUBLIC HEARING

A Variance to Section 6.3 B of the Town of Haddam Zoning Regulations that States that a Lot Containing a Detached Accessory Apartment Consist of a Minimum of Two Acres, for Property Located at 55 Old Turnpike Road in Haddam and Shown on Tax Map 47, Lot 20-A.

Michael and Kathryn Parmelee, owners/applicants, were present.

Mrs. Glidden reported that the Parmelees submitted the mailing receipts (Exhibit A) which satisfies the requirement. Mr. Parmelee stated that a sheet with all the bar codes was also submitted (located within the file).

Mr. Parmelee stated that they own 1.8 acres and they began work on the existing structure - addition of dormers (front and back) and a bathroom - over the summer. Mr. Parmelee also stated they would like to add a kitchen; however, before doing so they are seeking a variance.

Mrs. Glidden reported that the Parmelees have an existing garage that they would like to improve with an apartment.

Mr. Parmelee stated that a soil test was completed and approved for a separate septic system, sized for a one bedroom, for the new bathroom (have permits to install). Mrs. Chase-Wells asked if the proposal is for one bedroom. Mr. Parmelee stated that it would be open area (studio).

Mrs. Munster asked if there was any feedback from the neighbors. Mr. Parmelee stated that as work was taking place, some neighbors stopped to ask questions. Mr. Parmelee also stated that they lived there for 30 years and get along with all the neighbors.

Mr. Berchulski asked if the footprint of the structure would be any larger than currently exists. Mr. Parmelee stated no, there will be no change to the footprint. Mr. Parmelee noted that the outer structure will not change with the installation of the kitchen.

Mrs. Chase-Wells asked if the cow mural will remain. Mr. and Mrs. Parmelee stated yes.

Mr. Matterazzo asked if there were any other facilities in the neighborhood that have two houses located on one lot. Mr. Parmelee stated that within the group of neighbors who received letters there is one who has an in-law apartment over his garage. Mr. Matterazzo also asked how many homes within the neighborhood. Mr. Parmelee stated approximately a dozen homes that are spaced out and that it's an old neighborhood. Mr. Parmelee suggested reviewing the site map. Mr. Matterazzo asked if there were any two family homes in the neighborhood. Mr. Parmelee stated no, but there is Shailerville Manor down the road. Mr. Parmelee noted that the entire street is a non-conforming neighborhood.

Mr. Wendt asked if the closest neighbor was across the street. Mr. Parmelee stated yes.

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

A Variance to Expand a Nonconforming Use (Guest House) to Allow a Two Car Garage on Property Located at 259 Injun Hollow Road and Shown on Tax Map 27, Lot 03 Per Section 29.3 of the Town of Haddam Zoning Regulations.

Robert and Cheryl Davis, owners/applicants, were present.

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

Mr. Davis explained that they moved to Haddam Neck last year, renovated the original house, and they would now like to renovate the guest house. Mr. Davis reported that in doing the renovations they found several deficiencies that need to be brought up to code. Mr. Davis stated that one of the issues is runoff from the quarry (formerly the Brainard Quarry, currently Middlesex Land Trust property) across street creating silt build up in the basement of the house as well as the guest house. Mr. Davis also stated in order to mitigate this, they are proposing to build a garage to the outside the guest house to interrupt the flow. Mrs. Chase-Wells asked if the silt wouldn't end up in the garage. Mr. Davis stated no, due to the new concrete foundation as opposed to the existing stone foundation which allows the silt to filter through.

Mrs. Munster reviewed the photos that were submitted with the application. Mr. Davis stated that the silt build up is the same at the house.

Mr. Matterazzo asked who owns the yellow house with Mr. Davis responding they do. Using the plot map, Mr. Davis pointed out the existing house, barn, and guest house. Mrs. Chase-Wells asked the location of the proposed garage. Mr. Davis pointed it out. Mr. Matterazzo asked who constructed the barn. Mr. Davis stated he didn't know, but noted that it's a post and beam barn. Mr. Matterazzo stated his reason for the question is due to the land flowing towards the building and someone should have known better. Mr. Matterazzo asked if there was a cellar in the building. Mr. Davis stated that the structure has one-third of a basement and was probably used as a root cellar (pointed out on the boundary map – proposed).

Mr. Matterazzo asked Mr. Davis if he had considered installing drainage to capture the water. Mr. Davis stated that the foundation needs to be firmed up; and when the concrete is poured for the garage, it will also firm up the foundation. Mr. Davis also stated that when the excavation is done, the water direction will be corrected. A brief discussion followed in regard to costs and alternative options. The photos were reviewed again.

Mrs. Munster asked Mrs. Glidden to clarify the type of variance being requested. Mrs. Glidden stated the variance being requested is the size in relation to the tenant (guest) house as it exceeds the size of a detached accessory apartment. Mrs. Glidden also stated that the tenant house was constructed prior to the establishment of regulations; therefore, the proposal is an expansion of a nonconforming use.

Mrs. Munster asked if the Davis' subdivided the property, would it take away the need for a variance. Mrs. Glidden stated it would resolve the need for a variance. Mrs. Glidden also stated that it is a large parcel and the historic nature of Haddam Neck is to retain these types of parcels. Mrs. Glidden further stated that in keeping with the continuity of Haddam Neck, coming in for a variance may be better than a subdivision. Mr. Davis stated they would prefer retaining the history of the land by keeping one parcel.

Mrs. Munster asked if there was any feedback from the neighbors. Mr. Davis stated that Don Boule, closest neighbor, used to live in the tenant house, and is in favor of the proposal. Mr. Boule's son owns and lives on the property off to the side.

Neal Perron stated that the house the Davis' moved into used to be a farm house, there's an old historic post and beam barn, that the renovations on the existing house are beautiful, and the tenant house is an eye sore (the proposal will resolve the silt issue). Mr. Perron also stated that the improvement on the house is a reflection of what is proposed and better fits the landscape. Mr. Perron stated that he's in support of the proposal.

Mrs. Chase-Wells asked how the look of the existing structure will change once the garage is built. Mr. Davis stated very little as the contractor who renovated the existing house will be the same. Mr. Davis noted that the only change will be in that the old dilapidated look will be refinished.

MOTION: Margo Chase-Wells moved to close the public hearing and open the meeting at 7:58 p.m. Anthony Matterazzo second. Motion carried unanimously.

4. PUBLIC MEETING

A Variance to Section 6.3 B of the Town of Haddam Zoning Regulations that States that a Lot Containing a Detached Accessory Apartment Consist of a Minimum of Two Acres, for Property Located at 55 Old Turnpike Road in Haddam and Shown on Tax Map 47, Lot 20-A.

Michael and Kathryn Parmelee, owners/applicants, were present.

The Commission briefly discussed the proposal being in character with the neighborhood and being the same footprint as existing.

MOTION: Margo Chase-Wells moved to a variance to Section 6.3 B of the *Town of Haddam Zoning Regulations* that states that a lot containing a detached accessory apartment consist of a minimum of two acres. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. **Exhibits:** 1. Application received January 11, 2016 requesting the variance. 2. Memo from Town Planner Liz Glidden dated January 26, 2016. Ken Wendt second. Motion carried unanimously.

A Variance to Expand a Nonconforming Use (Guest House) to Allow a Two Car Garage on Property Located at 259 Injun Hollow Road and Shown on Tax Map 27, Lot 03 Per Section 29.3 of the Town of Haddam Zoning Regulations.

Robert and Cheryl Davis, owners/applicants, were present.

Ms. Hickish asked Mrs. Glidden to clarify her memo. Mrs. Glidden stated she wouldn't oppose the variance as she believes the owners meet the test of hardship noting that it's an unusual and historic piece of property and keeping it intact is more in harmony with the character of Haddam Neck.

MOTION: Robin Munster moved to approve a variance to expand a nonconforming use (guest house) to allow a two car garage on property located at 259 Injun Hollow Road and shown on Tax Map 27, Lot 03 per Section 29.3 of the *Town of Haddam Zoning Regulations*. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. **Exhibits:** 1. Application received January 07, 2016 requesting the variance. 2. Memo from Town Planner Liz Glidden dated January 26, 2016. Margo Chase-Wells second. Motion carried unanimously.

5. Election of Officers

MOTION: Margo Chase-Wells nominated Robin Munster for chairman. Anthony Matterazzo second. Motion carried unanimously.

MOTION: Margo Chase-Wells nominated Marjorie DeBold for vice chairman. Ken Wendt second. Motion carried unanimously.

6. Approval/Correction of the Minutes

MOTION: Mary Hickish moved to approve the 27 August 2015 minutes as submitted. Margo Chase-Wells second. Motion carried unanimously.

7. Open Discussion

Regulations Questions - Mr. Matterazzo asked about the zoning regulations (acreage allowed) for a building lot. Mrs. Glidden explained most of the town is R-2; however, conservation subdivisions are allowed. Mr. Matterazzo asked if someone with two acres could build an apartment. Mrs. Glidden stated that anyone with two acres or more can apply for a special permit; whereas, someone with under two acres would need to apply for a variance. Mrs. Glidden further explained the regulations.

February Meeting - Mrs. Glidden stated that she expects a setback variance for work on a garage for 180 Camp Bethel Road. Mrs. Chase-Wells asked if the previous work has been completed. Mrs. Glidden stated yes.

8. Adjournment

MOTION: Anthony Matterazzo moved to adjourn. Margo Chase-Wells second. Motion carried unanimously.

The meeting was adjourned at 8:14 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next regular meeting is scheduled for Thursday, 25 February 2016.