

**TOWN OF HADDAM  
ZONING BOARD OF APPEALS  
SPECIAL PUBLIC HEARING/MEETING  
ONLINE VIA GOTOMEETING  
THURSDAY, 2 JULY 2020  
UNAPPROVED MINUTES  
*Subject to Approval by the Board***

**ATTENDANCE**

X	Thomas Berchulski
X	Marjorie W. DeBold
A	Joseph Laurenza
X	Robin Munster, Chairman
X	Kenneth Wendt
A	William Iselin, Alternate
A	Jessica Labbe, Alternate
A	Anthony Matterazzo, Alternate
X	William Warner, AICP Town Planner
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order and Pledge of Allegiance**

Mrs. Munster, Chairman, called the meeting to order at 7:05 p.m. and the pledge was recited.

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

Attendance was taken and all regular members were seated.

Mrs. Munster read into the record the legal notice as posted on the Town's website, explained the public hearing/meeting process, and reminded everyone to state their name.

**3. PUBLIC HEARING**

**a. A Variance to Section 4 Table 1 Side Yard Setback to Allow a 9 Foot by 21 Foot Addition to a Single Family Home for Additional Living Space on First floor at 553 Candlewood Hill Road in the R-2 Zone. Required Side Yard 20 Feet, Proposed Side Yard 11 Feet. Applicant: Thomas Worthley.**

This is a continuation of a public hearing from Thursday, 25 June 2020 (lack of quorum).

Thomas and Catherine Worthley, owners/applicant, were present.

Mr. Worthley reported they are proposing to add on to their single family home. The original 1970s structure was constructed right at the 20 foot mark from the boundary line. Mr. and Mrs. Worthley renovated the house when they purchased the property in the 1980s. The parcel is a 16 acre rear lot set back approximately four-tenths of a mile from Candlewood Hill Road with no frontage as traditionally defined. The front of the house faces the driveway as you drive into the lot. The intent of the addition is to allow living on one floor due to a medical/mobility issue and the addition is proposed for the side of the house.

The proposal calls for the addition of a living room (not subject to a variance) and bathroom (subject to a variance) off an existing living room which will be converted into a bedroom. Due to the layout of the house and the need to have it all on one floor, are what have prompted the Worthleys to apply for a variance on the side yard in order to build out in that direction.

Mr. Worthley stated a sketch of the plot plan has been submitted, letters have been mailed to the neighbors (return receipts received), and the one neighbor who would be affected has not expressed objection to the proposal (noted there is 15-16 acres of woodland between the two properties).

Mr. Wendt asked if the house were visible from Candlewood Hill Road at all. Mr. Worthley stated no. Mr. Wendt asked if Candlewood Hill Brook separates the house from Candlewood Hill, when accessing the house via the driveway. Mr. Worthley stated their property is located on the south side of Candlewood Hill and the brook is on the north side. Mr. Wendt asked if they could see any of the neighbors from their house. Mr. and Mrs. Worthley stated no. Mr. Wendt asked if there are only three abutting property owners. Mr. Worthley stated they abut the Todzias to the north directly next to the house, the Adams are on the other side of the driveway (can see the corner of their property but their house is a distance off), at the eastern end of the property is Haddam Land Trust property, and on the south and west sides is State forest land.

Mrs. Munster asked if the State of Connecticut had to be notified due to the forest land. Mr. Worthley stated no. Mr. Warner stated the State does not pick the letters up and it's a waste of time.

Mrs. DeBold stated having been on the property it is very remote from any of the neighbors.

Mrs. Munster asked if there were any further comments or questions. There were none.

**MOTION:** Tom Berchulski motioned to close the public hearing at 7:17 p.m. Marge DeBold second. Motion carried unanimously.

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

**a. A Variance to Section 4 Table 1 Side Yard Setback to Allow a 9 Foot by 21 Foot Addition to a Single Family Home for Additional Living Space on First floor at 553 Candlewood Hill Road in the R-2 Zone. Required Side Yard 20 Feet, Proposed Side Yard 11 Feet. Applicant: Thomas Worthley.**

Thomas and Catherine Worthley, owners/applicant, was present.

**Seated: Berchulski, DeBold, Munster, and Wendt.**

Mrs. Munster stated she didn't see a problem with the request as all information has been received, it is for medical reasons, there are no issues with the neighbors, and the property is remote. Mr. Wendt stated this request is an easy matter. Mr. Berchulski stated he agreed, and under the circumstances has no problems with the request.

**MOTION:** Ken Wendt motioned to approve a variance to Section 4 Table 1 side yard setback to allow a 9 foot by 21 foot addition to a single family home for additional living space on first floor at 553 Candlewood Hill Road in the R-2 Zone. Required side yard 20 feet, proposed side yard 11 feet. Applicant: Thomas Worthley. Tom Berchulski second. Mrs. Munster called the vote: DeBold – yes; Berchulski – yes; Wendt – yes; and Munster – yes. Motion carried unanimously.

Mr. and Mrs. Worthley thanked the Board. Mrs. Munster thanked the Worthleys for their patience.

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

**MOTION:** Marge DeBold motioned to approve the 28 May 2020, 4 June 2020, and 25 June 2020 public hearing/meeting minutes as submitted. Ken Wendt second. Motion carried unanimously.

#### **6. Adjournment**

The meeting was adjourned at 7:22 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner, Recording Clerk

**The next regular meeting is scheduled for Thursday, 30 July 2020.**