

**TOWN OF HADDAM  
ZONING BOARD OF APPEALS  
PUBLIC HEARING/MEETING  
TOWN HALL AND VIA ZOOM  
21 FIELD PARK DRIVE, HADDAM, CT 06438  
THURSDAY, 25 APRIL 2024  
UNAPPROVED MINUTES  
*Subject to Approval by the Board***

**ATTENDANCE**

X	Ron Borrelli
A	Robin Munster, Chairman
X	Sandra Olsen – Via Zoom
X	Kenneth Wendt, Vice Chairman – Via Zoom
X	Kate Wessling
X	Susann Costa, Alternate – Via Zoom
A	Jamin Laurenza, Alternate
X	Deborah Rutter, Alternate - Seated
X	Leon Mularski, Wetlands and Zoning Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

**DUE TO AUDIO DIFFICULTIES FROM THE MEETING LOCATION TO THOSE VIA ZOOM, THE MEETING WAS CALLED TO ORDER LATER THAN SCHEDULED.**

**1. Call to Order**

Mr. Wendt, Vice Chairman, called the meeting to order at 7:25 p.m.

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

Attendance was taken and all regular members as well as Ms. Rutter, alternate member, were seated.

**3. PUBLIC HEARING**

**A Variance on Front Yard Setback, Requesting 12 Feet when 30 Feet is Required to Allow for Storage Garage on Non-Conforming Lot at 29 White Birch Trail, Higganum, CT. Applicant: Robert Bylo**

Robert Bylo, owner/applicant, was present via Zoom.

Mr. Wendt called the hearing to order at 7:26 p.m.

Mr. Bylo stated he is requesting the variance to the front yard setback as the lots in the Hidden Lake area are very small. He is a carpenter by trade and would like to install a garage to store his tools.

Mrs. Costa asked if the abutting neighbors had been notified of the hearing. Mr. Bylo stated yes, letters sent to immediate neighbors (copy on file), they had signed off in favor of the request, and he had personally spoken to the neighbors as well. Mr. Bylo noted he also received signatures from neighbors who live around him.

Marie Bayley, abutting property owner, stated she had no objection to the request, but had not seen the site plan. Dr. Wessling showed Ms. Bayley paperwork submitted with the application, and Ms. Bayley was fine with it.

Mr. Wendt asked if there were any other members of the public present. As there were none, Mr. Wendt asked the Board members if they had any comments/questions.

Mr. Borrelli asked how a new driveway would be handled as the garage door will be opening to the street. Mr. Bylo stated the current driveway on the opposite side of the house is more of a parking spot and he uses the side entrance. The proposed garage will take up at least three-quarters of the existing driveway. The garage will be in front of the house and there will be a separation of space between the two.

Mrs. Costa asked Mr. Bylo if he absolutely needed a 16 foot by 22 foot building. Mr. Bylo stated that is what he's hoping for noting he wanted something a little larger, but it would push too close to the road.

Dr. Wessling stated she showed Mr. Borrelli what she saw when she viewed the property, the stone was already where the garage would be placed and that has settled Mr. Borrelli's question.

Ms. Rutter had no questions.

As there were no further questions/comments from the public or the Board, Mr. Wendt asked for a motion to close the hearing.

**MOTION:** Ron Borrelli motioned to close the public hearing at 7:34 p.m. Kate Wessling second. Motion carried unanimously.

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

**A Variance on Front Yard Setback, Requesting 12 Feet when 30 Feet is Required to Allow for Storage Garage on Non-Conforming Lot at 29 White Birch Trail, Higganum, CT. Applicant: Robert Bylo**

Robert Bylo, owner/applicant, was present via Zoom.

**SEATED: Borrelli, Olsen, Wendt, Wessling, and Rutter.**

**Comments from the Board:** Mr. Wendt stated he felt the request was fair and it was reviewed with the neighbors. Dr. Wessling stated she viewed the property and compared it with the drawings and has no objection to the proposal as the neighbor does not. Mrs. Costa and Ms. Olsen stated the neighbors were notified and there were no objections from them. Mr. Borrelli stated he was in favor of the request and noted that there are five pages of letters sent to the neighbors. All Board members satisfied the neighbors were notified and there were no objections from them and that one neighbor was present at the hearing/meeting.

**MOTION:** Deb Rutter motioned to approve a variance on front yard setback, requesting 12 feet when 30 feet is required to allow for storage garage on non-conforming lot at 29 White Birch Trail, Higganum, CT.

**Conditions:** Subject to comments. Kate Wessling second. Motion carried unanimously.

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

**MOTION:** Kate Wessling motioned to approve the 29 February 2024 public hearing/meeting minutes as submitted. Ron Borrelli second. Motion carried unanimously.

#### **6. Open Discussion**

Board members felt there was a better way to handle a Zoom meeting; however, an alternative solution was found and everyone handled the matter well.

## **7. Adjournment**

**MOTION:** Sandra Olsen motioned to adjourn. Ron Borrelli second. Motion carried unanimously.

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*  
Bunny Hall Batzner  
Recording Clerk

**The next regular meeting is scheduled for Thursday, 30 May 2024.**