TOWN OF HADDAM
ZONING BOARD OF APPEALS
SPECIAL MEETING
ONLINE VIA GOTOMEETING
THURSDAY, 4 JUNE 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
X	Jessica Labbe, Alternate - Seated
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 7:07 p.m. and the pledge was recited.

2. Attendance/Seating of the Alternates

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

3. PUBLIC HEARING

a. A Variance to Section 23.1 Accessory Buildings to Allow a 12' by 24' One Car, One Story Garage within 20' (40' Required) of the Front Property Line at 12 Arkay Drive. Applicant: Steven Adduci.

Continued from Thursday, 28 May 2020.

Steven Adduci, owner/applicant, was present.

Mrs. Munster explained this is a continuation of a public hearing and that Mr. Adduci has provided the Board with photos and additional information regarding the application. Mrs. Munster reminded everyone to state their name prior to speaking.

Mr. Adduci thanked the Board for getting back together for this matter. Mr. Adduci stated he didn't initially understand the meaning of hardship, but has since learned; and explained that his biggest issue is the lay of the land. Mr. Adduci had sent photos in of the area (Exhibit A – 8 photos, 6 pages; on file in the Town Clerk's and Land Use Offices) and explained the following: 1) there is no other flat land; 2) if he were to push the driveway back, it would go into his patio; 3) there is no other location for the patio as it extends back to an existing retaining wall; and 4) the retaining wall can't be extended as the driveway would slope into the well (covered by the wishing well). Mr. Adduci noted when the area was originally built two years ago it was for a boat and it now has turned into a one car garage situation.

Mr. Adduci stated as explained previously, on the north side of the property there's an easement, but what he didn't tell the Board was there is a regular garage door on that side of the house that enters the

house; however, there's never been a driveway and he's unable to access it. Mr. Adduci stated he would not be able to create a driveway over there and the proposed location is the only place for the garage.

Mrs. Munster asked if the neighbors have been notified. Mr. Adduci stated he notified Mr. Gallarotti (92 Gunger Hill) and Mr. Delvecchio (24 Arkay Drive) and they received their notices on Saturday, 30 May 2020.

Mrs. Munster clarified that Tony Matterazzo, alternate member, was seated at the last public hearing; and due to his absence, will not be seated at this hearing. Mrs. Munster stated Jessica Labbe, alternate member, will be seated tonight as she was present at the last hearing and was able to hear the matter. Mrs. Munster asked Ms. Labbe if she was comfortable in being seated with Ms. Labbe replying yes.

Mr. Wendt asked if there was any feedback from the most recently notified neighbors. Mr. Adduci stated he spoke directly to Mr. Gallarotti who is fine with the proposal and Mrs. Adduci spoke to Mr. Delvecchio who is also fine with the proposal. Mr. Adduci noted both neighbors have seen what has been taking place on the property for the past three years and didn't believe they would be surprised. Mr. Wendt stated both neighbors (Gallarotti and Delvecchio) probably will not see the proposed structure because of the tree line. Mr. Adduci stated the only time they may see the building would be during the winter time and Mr. Gallarotti may not be able to see it at all.

Mrs. DeBold asked Mr. Adduci to tell the Board again the distance between the front of the proposed garage and the edge of the property line. Mr. Adduci stated its 20 feet from the front of the garage to the property line to the road.

Mr. Berchulski asked if the zoning is R-2A. Mr. Warner stated yes.

Mr. Wendt told Mr. Adduci the photos were very beneficial in understanding the situation. Mr. Adduci thanked Mr. Wendt for the comment.

Mrs. Munster asked if there were any further questions/comments from the Board or anyone who may be in attendance from the public. There were no further questions/comments.

MOTION: Ken Wendt motioned to close the public hearing at 7:15 p.m. Marge DeBold second. Mrs. Munster called for the vote: Wendt – yes, DeBold – yes, Berchulski – yes, Labbe – yes, and Munster – yes. Motion carried unanimously.

4. PUBLIC MEETING

a. A Variance to Section 23.1 Accessory Buildings to Allow a 12' by 24' One Car, One Story Garage within 20' (40' Required) of the Front Property Line at 12 Arkay Drive. Applicant: Steven Adduci.

Continued from Thursday, 28 May 2020.

Seated: Berchulski, DeBold, Munster, Wendt, and Labbe

Mr. Wendt stated the proposal is straight forward; he had driven by the property and didn't see that there would be a problem with the neighbors visually; the pictures were beneficial in giving a better understanding of the situation; and there was no negative feedback from the neighbors. Mrs. DeBold and Mrs. Munster agreed with Mr. Wendt's comments.

MOTION: Ken Wendt motioned to approve a variance to Section 23.1 Accessory Buildings to allow a 12' by 24' one car, one story garage within 20' (40' required) of the front property line at 12 Arkay Drive. Applicant: Steven Adduci. Tom Berchulski second. Mrs. Munster called for the vote: DeBold – yes, Wendt – yes, Berchulski – yes, Labbe – yes, Munster – yes. Motion carried unanimously.

5. Approval/Correction of the Minutes

The Board agreed to table the approval of the 28 May 2020 public hearing/meeting minutes.

6. Adjournment

MOTION: Marge DeBold motioned to adjourn. Ken Wendt second. Motion carried unanimously.

The meeting was adjourned at 7:19 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next regular meeting is scheduled for Thursday, 25 June 2020.