

**TOWN OF HADDAM
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
THURSDAY, 29 OCTOBER 2020
APPROVED MINUTES
*Approved as Submitted at the 31 March 2022 Meeting***

ATTENDANCE

A	Thomas Berchulski
X	Marjorie W. DeBold
A	Joseph Laurenza
X	Robin Munster, Chairman
A	Kenneth Wendt
A	William Iselin, Alternate
X	Jessica Labbe, Alternate – Seated
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 7:45 p.m.

2. Attendance/Seating of the Alternates

Mr. Warner read the Legal Notice, as printed in the Haddam News, into the record.

Attendance was taken and all regular and alternate members were seated.

3. PUBLIC HEARING

a. A Variance to Allow a Pre-Built Shed at 14 Feet from the Road When 30 Feet is Required, Section 4 Table 1 in R1 Zone. Property Located at Map 72A3, Lot 0047 – 12 Shore Drive, Higganum, CT. Applicant: Jay Cassella.

Jay Cassella, owner/applicant, was present.

Mr. Cassella referenced a drawing he had submitted as to where the new shed would be located – drawing shows an existing small shed and a portable hoop house that will be replaced by the new shed. Mr. Cassella stated he had built a retaining wall last year in order to level off some of the property, but did not realize he had to be 30 feet back; however he couldn't go further back due to the location of the well. Mr. Cassella stated that Mr. Puska had indicated that it's 22 feet not 30 feet due to narrower roads in the area. Mr. Warner stated Section 29 – Non-Conforming Lots, Buildings and Uses and Exceptions and Modifications for All Zones, Haddam Zoning Regulations, addresses denser areas, such as the Hidden Lake area, and allows for modifications to the front yard (can come as close as the buildings adjacent to him), but the zoning requirement is 30 feet.

Mr. Cassella submitted three (3) certified mailing receipts as well as copies of the letter sent to each abutting property owner (Exhibit A – 4 pages; copy on file in the Town Clerk's Office with the minutes and the Land Use Office).

Mrs. DeBold asked Mr. Cassella if he owned a piece of property on the other side of Shore Drive. Mr. Cassella stated no.

Mrs. Munster asked if there were any letters from the neighbors. Mr. Cassella stated he received no letters from his neighbors, everyone in the area is aware of his proposal, and there were no objections. There was no public in attendance to speak either for or against the proposal.

Ms. Labbe asked if the proposed shed will be bigger/taller than the existing hoop house. Mr. Cassella stated the shed will be 6 feet taller.

MOTION: Jessica Labbe motioned to close the public hearing at 7:50 p.m. Marge DeBold second. Motion carried unanimously.

4. PUBLIC MEETING

a. A Variance to Allow a Pre-Built Shed at 14 Feet from the Road When 30 Feet is Required, Section 4 Table 1 in R1 Zone. Property Located at Map 72A3, Lot 0047 – 12 Shore Drive, Higganum, CT. Applicant: Jay Cassella.

Seated: DeBold, Labbe, and Munster.

Mrs. Munster stated any time there's an upgrade to a property it's a good thing; the Hidden Lake area has small lots with a number of property owners adding sheds to help store items; and there are no objections to the proposal. Neither Mrs. DeBold nor Ms. Labbe had any comments.

MOTION: Marge DeBold motioned to grant a variance to allow a pre-built shed at 14 feet from the road when 30 feet is required, Section 4, Table 1 in R1 zone. Property located at Map 72A3 Lot 0047 – 12 Shore Drive, Higganum, CT. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. **Exhibits:** 1. Application. 2. Site Plan. Jessica Labbe second. Motion carried unanimously.

5. Approval/Correction of the Minutes

MOTION: Robin Munster motioned to approve the 2 July 2020 special public hearing/meeting minutes as submitted. Jessica Labbe second. Motion carried unanimously.

6. Open Discussion

Plains Road, Dump Trucks Carrying Fill – Mrs. Munster asked Mr. Warner where the numerous dump trucks carrying fill were going over the past couple of weeks. Mr. Warner was not aware of any project taking place in the area; and asked if she knew how far they were going. Mrs. Munster stated they are going past the dirt portion of Plains Road. Mr. Warner will look into the matter and report back.

2021 Meeting Schedule – Mrs. Batzner distributed the 2021 meeting schedule and will email same to all Commissioners.

7. Adjournment

MOTION: Marge DeBold motioned to adjourn. Jessica Labbe second. Motion carried unanimously.

The meeting was adjourned at 7:59 p.m.

Respectfully Submitted,
Bunny Hall Batzner
Bunny Hall Batzner, Recording Clerk

The next regular meeting is scheduled for Tuesday, 24 November 2020.