

**TOWN OF HADDAM
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING
HADDAM TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 24 APRIL 2014
APPROVED MINUTES**

Approved as Submitted at the 25 September 2014 Meeting

ATTENDANCE

A	Thomas Berchulski
X	Margo Chase-Wells
X	Marjorie W. DeBold, Vice Chairman
X	Robin Munster, Chairman (7:40 p.m.)
A	Jen O'Neal, Secretary
X	Mary Hickish, Alternate - Seated
X	Helen Reeve, Alternate - Seated
A	Kenneth Wendt, Alternate
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mrs. DeBold, vice chairman, called the meeting to order at 7:30 p.m.

2. Attendance/Seating of the Alternates

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

MOTION: Marjorie DeBold made a motion to seat Helen Reeve for Jen O'Neal and Mary Hickish for Tom Berchulski. Margo Chase-Wells seconded. Motion carried unanimously.

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

3. PUBLIC HEARING

A Variance to Allow an Accessory Structure with More Lot Coverage than Allowed, on a Lot Without a Principal Structure for Property Located on Meadow Road, North of Hidden lake Road and Due South of the Address Known as 36 Meadow Road, and Shown on Tax Map 72A3 Lot 3

Raymond DeLuca, owner/applicant, was present.

Mr. DeLuca submitted the Certificate of Mailing receipts (Exhibit A), a letter from the Hidden Lake Association, signature date 03.27.2014 (Exhibit B), a map showing the house lot, the lot for the proposed garage, and abutting property owners parcels (Exhibit C), and letters from abutting property owners Michael and Diane Gondek (Exhibit D) and Larry Poulin (Exhibit E).

Ms. Glidden reported that when the application was originally advertised it was for a lot to have an accessory structure without a principle structure, a lot with less setback, and a lot with greater coverage. Mrs. Glidden also reported that Mr. DeLuca has reduced the size of the structure, therefore, the only two

variances which are being sought are to allow an accessory structure without a principle structure and a lot with greater coverage than what is required in the R-1 District.

Mr. DeLuca asked how the two lots will be made into one if the Board approves the variances. Mrs. Glidden stated the two lots cannot be merged because there is a street separating them; however, if the Board should approve the variances, the lots cannot be transferred or conveyed separate from one another and the variances would be recorded on the Land Records.

Mrs. DeBold asked how electricity will be provided to the garage. Mr. DeLuca stated the electricity will be taken from Hidden Lake Road, but it's unclear at this time whether it will be underground or overhead (will need to check with CL&P).

Using the map, Mr. DeLuca pointed out that he would like to have two means of access to the garage (one off Hidden Lake Road and one of Meadow Road).

David Chalifoux and Lloyd Pearson, abutting property owners, stated that they had no concerns regarding the application.

Ms. Munster, Ms. Hickish, and Mrs. DeBold reported that they had all viewed the site.

Mrs. Chase-Wells read a memo from Liz Glidden, town planner, to Robin Munster, chairman ZBA, dated 04.09.2014, outlining the variances being requested by Mr. DeLuca (Exhibit F).

Mrs. DeBold closed the public hearing at 7:50 p.m.

4. PUBLIC MEETING

A Variance to Allow an Accessory Structure with More Lot Coverage than Allowed, on a Lot Without a Principal Structure for Property Located on Meadow Road, North of Hidden lake Road and Due South of the Address Known as 36 Meadow Road, and Shown on Tax Map 72A3 Lot 3

Raymond DeLuca, owner/applicant, was present.

Mrs. Reeve asked why the original lake side lot required variances. Mrs. Glidden stated that it was for a porch. Mrs. Reeve asked if new neighbors moved in, could they raise the question of close proximity. Mrs. Glidden stated no.

MOTION: Margo Chase-Wells made a motion to approve a variance to allow an accessory structure without a principle structure and to allow for greater lot coverage than required per Section 4, Table 1 of the *Town of Haddam Zoning Regulations*. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications. Yes. a. This lot, Lot 3, shall not be conveyed separately from Lot 6, known as 36 Meadow Road, and also owned by Raymond DeLuca. Marjorie DeBold seconded. Motion carried unanimously.

5. Approval/Correction of the Minutes

MOTION: Margo Chase-Wells made a motion to approve the 19 December 2013 minutes as submitted. Helen Reeve seconded. Motion carried with Ms. Hickish abstaining.

6. Open Discussion

Freedom of Information Act Workshop, Tuesday, 6 May, 6:30 p.m., Annex Building – Mrs. Munster reported that all chairmen and vice chairmen are encouraged to attend and to please let Melissa Schlag, first selectman, know of your interest in attending

7. Adjournment

MOTION: Mary Hickish made a motion to adjourn. Helen Reeve seconded. Motion carried unanimously.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 29 May 2014