

**TOWN OF HADDAM
 ZONING BOARD OF APPEALS
 PUBLIC HEARING/MEETING
 HADDAM TOWN HALL
 21 FIELD PARK DRIVE, HADDAM, CT
 THURSDAY, 29 JANUARY 2015
 APPROVED MINUTES
*Approved as Submitted at the 26 March 2015 Meeting***

ATTENDANCE

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

1. Call to Order

Mrs. Munster, 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.

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

3. PUBLIC HEARING

A Variance to Allow a Dwelling Addition to be Located 36 Feet from the Front Property Line Where 40 Feet is Required Per Section 4, Table 1, of the Town of Haddam Zoning Regulations for Property Shown on Tax Map 12 Lot 032 and Known as 362 Quarry Hill Road in Haddam Neck.

Brooks Nablo, owner/applicant, was present.

Mr. Nablo submitted the Certificates of Mailing (Exhibit A).

Mrs. Glidden noted that she had written a memo and a copy was given to Mr. Nablo prior to the hearing.

Mr. Nablo stated that he would like to add a garage and living space to his home and try to continue the proposed addition with the front of the house which is currently non-conforming and slightly skewed to the road. Mr. Nablo also stated that the request would not be more non-conforming than what currently exists.

Mr. Nablo stated that the previous owner had plans (unapproved) showing an addition to one side of the house and that he's slightly modified those unapproved plans. Using a map, Mr. Nablo pointed out the well and septic system, and noted that the lay of the land promotes the placement of the proposed addition. Mr. Nablo also pointed out the driveway - existing driveway (pencil lines on map) and proposed improvements (red lines on map). Mr. Nablo stated the proposal calls for the garage door to face away from the road. The garage would be at the basement level, living space on the same level as the first floor of the house and above that attic space.

Mrs. Munster asked if the proposed hardship, as noted on the application, "all other locations for addition would encroach on well/septic system and/or have significant slopes preventing access to proposed garage" was as presented. Mr. Nablo stated yes.

Mr. Wendt asked the current living space and what it would be after the addition. Mr. Nablo stated currently 1,500 square feet and with a 23 foot by 24 foot addition plus hallway to enter from the existing structure from the addition an additional 600-650 square feet (2,100-2,150 square feet). Using sketches, Mr. Nablo pointed out existing front door and where the new door will be.

Discussion followed in regard to when the house was constructed. Mr. Nablo stated that he has no record of when the original square of the house was constructed; however, an addition was constructed in 1980. Mrs. Glidden stated that it's assumed that the original house is from the late 1800s-early 1900s; and if the expansion was over 50 percent of the existing structure, it would have brought construction date up to 1980. Mrs. Glidden also stated that there are a number of historic houses in the area that are as close if not closer to the front property line.

Jim McHutchison, abutting property owner, stated that in 1975 the original house served as a cottage for absentee owners. Mr. McHutchison stated that his house was built in 1958 and also served as a cottage. The McHutchisons live one house south of the Nablos.

Mr. Wendt asked if the hardship was the need for additional space due to a growing family. Mr. Nablo stated that the house currently one bedroom.

Mr. Wendt asked if there was any feedback from the neighbors. Mrs. Munster read into the record a letter from Ruth Dianne K. McHutchison, an abutting property owner, dated 15 January 2015, supporting the variance request (Exhibit B), and a memo from Liz Glidden, Town Planner, dated 21 January 2015, outlining the proposal and finding the request to be modest at four feet and consistent with the character of the neighborhood (Exhibit C). Mr. McHutchison read a statement, dated 29 January 2015, supporting the variance request (Exhibit D).

As there were no further questions/comments from either the Board or the public, the hearing was closed.

MOTION: Marjorie DeBold moved to close the public hearing at 7:48 p.m. Margo Chase-Wells second. Motion carried unanimously.

4. PUBLIC MEETING

A Variance to Allow a Dwelling Addition to be Located 36 Feet from the Front Property Line Where 40 Feet is Required Per Section 4, Table 1, of the Town of Haddam Zoning Regulations for Property Shown on Tax Map 12 Lot 032 and Known as 362 Quarry Hill Road in Haddam Neck.

Brooks Nablo, owner/applicant, was present.

Mrs. Munster stated that she had driven by the property and that the request is consistent with the layout of the house. Mr. Wendt stated the Board has heard a number of reasons why the variance should be granted and none to deny it.

MOTION: Margo Chase-Wells moved to grant a variance of four feet to the front yard setback to allow a building addition that will be approximately 552 square feet to be located within 36 feet of the front property line where 40 feet is required. **Conditions:** None. Ken Wendt second. Motion carried unanimously.

5. Approval/Correction of the Minutes

Correction to the 25 November 2014 minutes: page 1, Attendance – Ken Wendt was in attendance.

MOTION: Marjorie DeBold made a motion to approve the 25 November 2014 minutes as amended. Margo Chase-Wells second. Motion carried unanimously.

6. Open Discussion

Nicholas Tomassone, 171 Injun Hollow Road, Haddam Neck – Mrs. Glidden reported that she has met with Mr. Tomassone who is trying to rework his plans to subdivide the property; however, he will probably still require a variance. Mrs. Glidden also reported that after review of the state statutes, an individual cannot apply for a variance that was previously denied within a six month period unless the plan is substantially different. Mr. Tomassone has been advised not to reapply until after the six month period has passed.

February Meeting – Mrs. Glidden reported that there are currently no applications pending so there may not be a need for a February meeting. Mrs. Glidden will update the Board.

Louis D’Amico, Jr. Trustee, 65 Maple Avenue West, Higganum – Mr. Wendt asked for an update. Mrs. Glidden stated that P&Z approved a subdivision application at their 15 January 2015 meeting.

7. Adjournment

MOTION: Marjorie DeBold made a motion to adjourn. Margo Chase-Wells second. Motion carried unanimously.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 26 February 2015.