

**TOWN OF HADDAM
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING
HADDAM TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 25 SEPTEMBER 2014
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

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

1. Call to Order

Mrs. Munster, chairman, called the meeting to order at 7:31 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken.

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

3. PUBLIC HEARING

A Variance to Allow a Second Story Addition to an Existing Dwelling that will be Within Ten Feet of the Side Property Line for the Property Located at 180 Camp Bethel Road and Shown on Tax Map 49 Lot 18

Jeffrey Merriam, owner, was present.

Mrs. Munster asked for the Certificates of Mailing to abutting property owners. Mr. Merriam was not able to provide the certificates. Discussion followed at length in regard to what is required with Mr. Merriam reading an email from his architect indicating that notification to abutting property owners was to be sent via Certificate of Mailing as opposed to Certified Mail and that the post office would issue a green slip and these Certificates of Mailing must be brought to the ZBA hearing. Board members asked a number of questions in regard to whether there had been any response from the neighbors indicating that they were in receipt of the notification with Mr. Merriam stating no.

Mrs. Munster sent a text message to Mrs. Glidden, town planner, to clarify whether or not the hearing could continue without the submission of the Certificates of Mailing. Mrs. Glidden responded to the text

message stating no, the hearing could not go forward; that she had explained the process to Mr. Merriam's architect; that Mr. Merriam will need to notified the abutting property owners in the appropriate manner; and that the hearing will need to be tabled until October.

MOTION: Robin Munster made a motion to table the public hearing until Thursday, 30 October 2014. Marjorie DeBold seconded. Motion carried unanimously.

Due to improper mailing of the notification to abutting property owners, the matter was tabled until Thursday, 30 October 2014.

4. PUBLIC MEETING

A Variance to Allow a Second Story Addition to an Existing Dwelling that will be Within Ten Feet of the Side Property Line for the Property Located at 180 Camp Bethel Road and Shown on Tax Map 49 Lot 18

Jeffrey Merriam, owner, was present.

Item tabled until Thursday, 30 October 2014.

5. Approval/Correction of the Minutes

MOTION: Margo Chase-Wells made a motion to approve the 24 April 2014 minutes as submitted. Marjorie DeBold seconded. Motion carried unanimously.

6. Open Discussion

Mrs. Munster reported that the October meeting will be lengthy noting that there will be two public hearings as well as an educational workshop with Steven Byrne, Esq.

7. Adjournment

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

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 30 October 2014.