

ZONING BOARD OF APPEALS
JUNE 22, 2006

The public hearing and meeting of the Zoning Board of Appeals of the Town of East Haddam was called to order by the Chairman, Stuart Wood. Board members present were: Stuart Wood, Greg Daigle, Norman Gobelle and Diane Quinn. Board member absent was Dan Schies. Alternates present were: Jack Agosta. Alternates absent were: Richard Fiala and Guy Gibb. Jack Agosta was designated to sit as a regular member for this meeting in place of Dan Schies.

The legal notice was read and public hearing and meeting recorded on tape.

Appeal No. 963 - David P. Morenski of 1 Budney Hill Road, Ivoryton, Ct.

David Morenski was present and was represented by his attorney, John Carta. Edmund T. Cleary was also present for this appeal. They submitted a boundary survey indicating the perimeter of the property and how they would like to divide the parcel into two lots, one being an interior lot with a 25' driveway on the west side of the parcel leading to the interior lot. It also indicates the location of the proposed dwelling and septic system. The frontage on the road is 25' and the lot width of the interior lot is 252.25'. The interior lot consists of 4.019 acres which is the required acreage for an interior lot. Due to a change in the Zoning Regulations, they now prohibit interior lots. They feel they have a hardship because this interior lot would have been permitted prior to the change in the Zoning Regulations. The lot consists of the required acreage for the interior lot and has the required lot frontage and everything else to satisfy the Regulations. This lot was created in 1993 and Mr. Morenski purchased it in May 2006. Now he is trying to divide the lot into two parcels.

Mr. Morenski submitted his certified mail receipts indicating he sent letters to the adjoining property owners and the letters were received.

Edward Muenden, speaking for the property owner to the rear of this lot, stated that he put in a pool to the rear of his property just over the property line of this lot. He placed the pool in this area because of the privacy they have. They are surrounded by woods. By placing the house on this interior lot will take away his privacy. They will have a clear view right to his pool. He would like to see the house moved away from his property so they can continue having their privacy.

Kathryn Scott, property owner to the west of the driveway, questioned the difference between a private road and a right-of-way. This matter was clarified. She also stated he just purchased the property and can he divide the parcel now. She feels this is not a hardship to him since he just purchased the parcel. A discussion followed.

Julie Leonardo, property owner to the west of the driveway also, stated her objections of him building the house as indicated on the map. She feels she will have no privacy once the house is completed. She stated that she has an interior lot with a long driveway.

Tom Metcalf, the surveyor, stated that this lot can be divided into three lots. This lot is in the 2-acre zone and he had adequate acreage to put a road where the driveway is and divide the lot into three parcels and still meet zoning. The lot consists of 7 acres. This is adequate land to divide the land into three parcels with a road and still have acreage left over.

Dennie Burak, property owner to the east of this lot, stated she has farm animals and her concern is if this house is sold to a family with children, how safe will her animals be.

After much discussion, it was agreed by the adjoining property owners who spoke, that if the proposed house was moved closer to the front property line, they would be satisfied. It would give them the privacy they want.

Edward Cleary, the agent, stated that there are enough trees and shrubbery around the parcel that should give privacy to the house. But they are willing to move the house up closer to the front property line to give them all privacy.

David Morenski, the property owner, stated he has no problem with moving the house closer to the front property line about 90' from where it is shown on the site plan.

Greg Daigle made a motion, seconded by Diane Quinn, the public hearing of Appeal No. 963, David Morenski, be closed. Motion carried unanimously.

Greg Daigle made a motion the Board approve Appeal No. 963, David Morenski, of 1 Budney Hill Road, Ivoryton, Ct., request for a Lot Width Variance of Section 10.1 of the Zoning Regulations for a reduction of the required lot frontage in order to create one rear lot with a 25' fee simple access way per Section 10.1.6 of the Zoning Regulations based upon the Board's findings that there were objections by the adjoining property owners which was resolved by the moving of the house approximately 90' closer to Bone Mill Road than what is indicated on the map as submitted. Motion seconded by Norman Gabelle. The Chairman called for a vote by the raising of the hands. Four board members raised their hands casting affirmative votes.. One Board member, Diane Quinn, abstained. The motion carried by an affirmative vote.

Said property is located on Bone Mill Road in the R-2 District. Assessor's Map 2 Lot 32.

Minutes

Said minutes were read. Diane Quinn made a motion, seconded by Norman Gabelle, the minutes of May 25, 2006 be approved as printed. Motion carried unanimously.

Norman Gabelle made a motion, seconded by Diane Quinn, the meeting be adjourned. Motion carried unanimously. The meeting adjourned at 9:35 P.M.

Respectfully submitted,

Stuart Wood, Chairman
Zoning Board of Appeals

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