

ZONING BOARD OF APPEALS  
JULY 27, 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, Diane Quinn and Dan Schies. Alternates present were: Jack Agosta and Guy Gibb. Richard Fiala was absent.

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

Appeal No. 964 - William and Darleen Ganley, of 95 Foxtown Cemetery Rd, East Haddam.

Mr. & Mrs. Ganley were present and presented their case to the Board. They submitted copies of the assessor's maps indicating the perimeter of their lot and the location of their dwelling and the location of the proposed in-law apartment they would like to add onto their dwelling. Their lot is 3.2 acres and four acres is required. Therefore, they are requesting a .08 Lot Size Variance of Section 10.2.3.2 of the Zoning Regulations. Their dwelling is a two bedroom dwelling and this in-law apartment will make it a three bedroom dwelling. The septic system for the dwelling is built for a three bedroom dwelling.

There were no comments from the floor. She submitted the certified mail receipts indicating they sent the letters to the adjoining property owners and the letters were received.

Diane Quinn made a motion the Board close the public hearing of Appeal No. 964, William & Darlene Ganley. Motion seconded by Dan Schies and carried unanimously.

Norman Gobelle made a motion the Board approve Appeal No. 964, William & Darlene Ganley of 95 Foxtown Cemetery Road, East Haddam, request for a .08 acre Lot Size Variance of Section 10.2.3.2 of the Zoning Regulations in order to construct an in-law apartment onto their existing dwelling based upon the Board's findings that it will not be detrimental to the zoning in the area nor will it effect the appearance of the surrounding property. Motion seconded by Diane Quinn and carried unanimously.

Said property is located on Foxtown Cemetery Rd. in the R-2 District. Assessor's Map 62 Lot 5.

Appeal No. 965 - Robert & Wendy Davidson of 15 Cold Spring Road, East Haddam

Robert Davidson was present and presented his case to the Board. He submitted a site plan indicating the perimeter of his property, location of the existing dwelling, garage, driveway, septic system, well and pool and location of the pool deck and boat port. The side yard setback requirement is 40'. The pool deck is setback 30' from the side yard and the boat port which is attached to the garage, is 35' from the side yard. Therefore, he is requesting a Side Yard Setback Variance of 10'.

There were no comments from the floor. He submitted the certified mail receipts indicating he sent the letters to the adjoining property owners and letters were received.

Greg Daigle made a motion the Board close the public hearing of Appeal No. 965, Robert & Wendy Davidson. Motion seconded by Diane Quinn and carried unanimously.

Diane Quinn made a motion the Board approve Appeal No. 965, Robert & Wendy Davidson of 15 Cold Spring Road, request for a 10' Side Yard Variance of Section 10.1 of the Zoning Regulations in order to construct a pool deck 30' from the side property line and a boat port 35'

from the side property line where 40' is required based upon the Board's findings that there is no other place to put the pool deck and the boat port is located where the boat is situated now. Also, this will not be a deterrent nor be detrimental to Zoning. Motion seconded by Dan Schies and carried unanimously.

Said property is located on Cold Spring Road in the R-2 District. Assessor's Map 10 Lot 31.

#### Minutes

Norman Gobelle made a motion, seconded by Diane Quinn, the minutes of June 22, 2006 be approved as printed. Motion carried unanimously.

#### 2005-2006 Annual Report

After reading and reviewing the 2005-2006 Annual Report, Diane Quinn made a motion, seconded by Norman Gobelle, the 2005-2006 Annual Report be approved and accepted. Motion carried unanimously.

#### Court Cases

Hart Case - The attorney stated this case has been closed.

Parady Case (Matthews Industrial) - The attorney stated this case has been set aside until the case of Stuhlman vs. Matthews or Parady case has been resolved.

Diane Quinn made a motion, seconded by Greg Daigle, the meeting be adjourned. Motion carried unanimously. The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Stuart Wood, Chairman  
Zoning Board of Appeals

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