

ZONING BOARD OF APPEALS
DECEMBER 28, 2006

The public hearing and meeting of the Zoning Board of Appeals of the Town of East Haddam was called to order at 8:00 P.M. 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. Alternate absent was Richard Fiala.

The legal notice was read and the hearing recorded on tape.

Appeal No. 973-Gate House at Stone Race LLC of 389 East Haddam Moodus Road, Moodus (Property Owner) and Ralph Parady of 16 Hilltop Road, East Haddam, (Agent) Ralph Parady was present and presented his case to the Board. He submitted an A-2 survey indicating the perimeter of the parcel, location of the existing dwelling septic system, well, right-of-way which this property is located on and the proposed addition, consisting of a breezeway and garage, he would like to add onto the existing dwelling. The dwelling is located 10.6' from the property line and the addition will be in line with the existing dwelling and will be 9.2' from the frontproperty line. Therefore, he is requesting a Front Yard Setback Variance of approximately 20' in order to place the proposed addition as noted on the survey. The front yard setback required by Zoning is 30'. The house was built about 200 years ago. The right-of-way is owned by three different owners who reside on the right-of-way. The closest house is about 300' away.

Shelly Hepburn, a property owner across the right-of-way and within the 100', questioned if the addition will be constructed as shown on the plan. She was informed it would be. She also stated she is not an owner of the right-of-way. Her house is located on the East Haddam Moodus Road.

There was a high school student present that was observing the meeting and had questions on the purpose of the Board and how it conducts its meetings.

He submitted his certified mail receipts indicating the letters were sent to the adjoining property owners and they were received.

Norman Gobelle made a motion, seconded by Dan Schies, the Board close the public hearing of Appeal No. 973, Gate House at Stone Race LLC and Ralph Parady. Motion carried unanimously.

Norman Gobelle made a motion the Board approve Appeal No. 973-Gate House at Stone Race LLC of 389 East Haddam Moodus Road (Property Owner) and Ralph Parady of 16 Hilltop Road, East Haddam (Agent) a Front Yard Setback Variance of approximately 20' of Section 10.1 of the Zoning Regulations in order to construct an addition of a garage and breezeway onto an existing dwelling where 30' is required and that the addition not encroach on the front property line any more than what is shown on the site plan nor any closer to the right-of-way than what the existing dwelling is based upon the Board's

findings that the Variance will not be detrimental to Zoning or the appearance of the neighborhood. Motion seconded by Greg Daigle and carried unanimously.

Said property is located on a Right-of-Way off East Haddam Moodus Road/Route 149 in the R-½ District. Assessor's Map 55 Lot 63.

Correspondence

Bill from Ballek's Garden Center for a floral arrangement for Norman Gobelle when he was laid up due to surgery. Diane Quinn made a motion, seconded by Dan Schies, the Board pay the bill. Motion carried unanimously.

Bill from Joseph Broder, Esq. for his retainer. Greg Daigle made a motion, seconded by Norman Gobelle, the Board pay the bill for Attorney Broder's retainer in the amount of \$900.00. Motion carried unanimously.

Norman Gobelle thanked the Board for the beautiful arrangement they sent him. It was so nice to look at the arrangement while laid up and recuperating.

Minutes

After reviewing the minutes of November 30th, Dan Schies made a motion, seconded by Greg Daigle, the minutes be approved as printed. Motion carried unanimously.

Norman Gobelle made a motion, seconded by Greg Daigle, the meeting be adjourned. Motion carried unanimously. Meeting adjourned at 8:30 P.M.

Stuart Wood, Chairman
Zoning Board of Appeals

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