

ZONING BOARD OF APPEALS
MAY 24, 2007

The public hearing and meeting was called to order at 8:00 P.M. by Greg Daigle. Board members present were: Greg Daigle, Dan Schies, Diane Quinn. Board members absent were: Stuart Wood and Norman Gobelle. Alternates present were: Guy Gibb, Jack Agosta. Alternate absent was Richard Fiala. Greg Daigle served as Acting Chairman as this is a continued public hearing from April 26th. Guy Gibb was designated to sit as a regular member in place of Stuart Wood and Jack Agosta was designated to sit as a regular member in place of Norman Gobelle.

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

Appeal No.978 - CONTINUED FROM APRIL 26, 2007

Francis Guerra of 1 Mill Road, East Haddam

The same five Board members that were seated for the first public hearing held on April 26, 2007 were seated for this continued public hearing.

Mr. Guerra was present. The Chairman stated that the Board held the on-site inspection on May 12th. All Board members made the on-site inspection. Through their observations, they saw the garage and how it is situated and due to the terrain it would be difficult to have access to the garage as it is situated. Due to the location of the septic system and well, it would not be possible to put the garage on the other side of the house. The roof of the house is just as visible to the road as the roof of the garage will be. The house is located much lower than the roadway and with the proposed garage located as shown on the site plan, it might not even be seen from the roadway. Mr. Guerra stated he plans on planting trees or shrubs along the roadway so the house nor garage will be visible from the roadway. He purchased the house four years ago. The garage will not have any windows on the side next to the roadway.

Cary Brownell was present and stated his objections to the Board granting this Variance. This is a rural area and will have a negative impact on the neighborhood. He feels this is a self-created hardship.

Dan Schies made a motion the Board close the public hearing of Appeal No. 978 - Francis Guerra. Motion seconded by Diane Quinn and carried unanimously.

After some discussion, Diane Quinn made a motion the Board approve Appeal No. 978, Francis Guerra of 1 Mill Road, East Haddam, request for an 18.9' Front Yard Setback Variance of Section 10.1 of the Zoning Regulations in order to construct a garage 21.1' from the front property line where 40' is required, based upon the Board's findings that a hardship exists due to the topography and terrain of the property; also due to the location of the septic system, leaching fields and location of the well, and due to this, he is limited as to where to place the garage. This is a permitted use in a residential zone. The garage he has now is not useable. The applicant has agreed to plant bushes to make the new garage more aesthetically pleasing in the neighborhood and has agreed to get assistance from a landscaping company or a professional nursery to help in selecting deer resistant and salt resistant shrubs. Evidence of this landscaping plan shall be presented to the Zoning Enforcement Officer when applying for his permits. Dan Schies seconded the motion and was carried unanimously.

Said property is located on 1 Mill Road in the R-2 District. Assessor's Map 11 Lot 18.

Minutes

The minutes of the April 26, 2007 meeting were read. Motion made by Guy Gibb the minutes be approved as printed. Motion seconded by Jack Agosta and carried unanimously.

Diane Quinn made a motion, seconded by Dan Schies, the meeting be adjourned. Motion carried unanimously. Meeting adjourned at 9:05 P.M.

Respectfully submitted,

Greg Daigle, Acting Chairman
Zoning Board of Appeals

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