East Haddam Zoning Board of Appeals

Municipal Office Complex – 1 Plains Road, Moodus, CT
Meeting Room #2

MEETING AGENDA
Tuesday September 1, 2026
7:00 p.m.

Commission Members:
James Fennema
Richard Fiala
William Smith
Laurie Alt
Edward Kane
Alternates:
Samuel Wytas
Vacancy– Alternate

1. **CALL TO ORDER**

2. **ATTENDANCE**

3. **PUBLIC HEARINGS**

   A. Application #26-05 - East Shore Dr, Map 80, Lot 357, James Foley.
   Accessory structure without a primary structure. Requested variance of Section 10.2 of the Zoning Regulations.

   B. Application #26-06 - 259 Lake Shore Dr, Map 87, Lot 103, George Fellner (applicant), Scott Spencer, (owner).
   Seeking variance of Section 10.1 of the Zoning Regulations for maximum lot/building coverage of 11.4% where 10% is allowed, maximum impervious lot coverage of 17.7% where 15% is allowed, and minimum side yard of 9'4" where 20' is allowed, to add 259 sq ft to the 1st floor and 626 sq ft to the 2nd floor.

   C. Application #26-07 - 20 Bailey Rd, Map 57, Lot 038, Bluewater Millwork & Construction Inc. (applicant), Andrew and Nancy Bordick (owners). Seeking variance of Section 10.1 of the Zoning Regulations for minimum side yard of 11' where 25' is allowed, maximum coverage of 14% where 10% is allowed, to replace an existing 17'x20' outbuilding with a new 28'x36' barn.

   D. Application #26-08 – Hilltop Rd, Map 67, Lot 167, Mark Lapomardo and Wendy Farrell (owners). Requesting a variance to construct a garage 20.5 feet from the property line where 25 feet is required, section 10.1 of the Zoning regulations.

4. **MINUTES**

5. **BILLS**

6. **ADJOURNMENT**

You can access the YouTube Live link from the Town's website: www.easthaddam.org.
You can view supporting documents on the official East Haddam web page, www.easthaddam.org, go to the calendar on the bottom right corner, click the meeting date, and open the appropriate application.
Questions or comments before the meeting or during the meeting can be sent via to the following email:
jventres@easthaddam.org