East Haddam Zoning Board of Appeals

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

MEETING AGENDA
Tuesday October 6, 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 #26-09 – 173 Bashan Rd, Map 66, Lot 413, KMC Builders (agent), Hoover Family Trust (owner). Requests variance for a garage addition to be 10 feet from the property line where 25 feet is required, Section 10.1 of the zoning regulations.

   C. Application #26-10 – 329 East Shore Dr, Map 87, Lot 195, Michael Jacoby.
   Requests variance to remove existing 26'x21' existing garage that is 18.5 feet from the property line and replace with a 26'x24' garage that is 16.5 feet from the property line, Section 10.1 of the zoning regulations.

   D. Application #26-11 – 204 Lake Shore Dr, Map 80, Lot 277, Greg and Virginia Caracoglia.
   Requesting variances of Section 10.1 of the zoning regulations – the side yard to extend the structure 14 feet, 7 feet from the property line where 25 feet is required, Section 10.5 of the zoning regulations – setback from the water to place the structure 19 feet from the lake where 50 feet is required, and Section 10.1 of the zoning regulations – for lot coverage at 22.2% coverage where 10% is allowed.

   E. Application #26-12 – 7 Conn River Rd, Map 08, Lot 004, Kip Kollar.
   Requesting variance of Section 10.1 of the zoning regulations to place two storage buildings 2 feet from the property line where 25 feet is required.

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