East Haddam
Zoning Board of Appeals
October 6, 2026

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, October 6, 2026, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

Laurie Alt, William Smith, Richard Fiala, James Fennema, Edward Kane, James Ventres – Land Use Officer

Others Present: Priscilla Hoover, Marshall Hoover, Ken McGahee, John Jacoby, Virginia Jacoby, Kip Kollar, Greg Caracoglia, Virginia Caracoglia

3. Public Hearing

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.

Mr. Ventres noted the owner called him and did not send out the appropriate mailing so requested an extension.

Motion by Ms. Alt to grant the extension for the 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. Seconded by Mr. Fiala and unanimously approved.

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.

Mr. McGahee outlined the project which is to add a garage and breezeway. It is at the corner of Bashan Road and East Haddam Colchester Turnpike. He outlined the need for the variance and the size of the garage and breezeway. Mr. Ventres outlined the certificate of mailing has been sent out. He outlined the details on the map and showed the tree line buffer between the house and street. The garage will be about 28 feet from the edge of the pavement. The request is to build 12.2 feet from the property line. It is the only direction that is available given the size of the lot. The shed is going to be moved to the backyard next to the other shed and the driveway would be shifted over. The variance is only needed for the garage and breezeway. The septic system is outlined on the map and takes up quite a bit of area. There is also a reserve area, which limits what could be put into the backyard. Putting the shed in the front yard in another location would also require a variance.

Motion by Mr. Smith to open the public hearing. Seconded by Ms. Alt and unanimously approved.

Mr. Ventres noted he received no public comments.

Motion by Mr. Smith to close the public hearing. Seconded by Ms. Alt and unanimously approved.

Motion by Mr. Smith to approve the 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, given there is no other place to put the garage due to the septic location on the property. Seconded by Ms. Alt and unanimously approved.

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.

Mr. Ventres provided an overhead picture of the lot. He outlined his conversation with the owner; the owner's parents, Mr. and Mrs. Jacoby, joined in their son's stead. The garage will go on the same footprint but be 3 feet deeper. It is in desperate need of replacing the garage. The mailings have gone out.

Motion by Mr. Smith to open the public hearing. Seconded by Mr. Fiala and unanimously approved.

Mr. Ventres noted he has received no public comments.

Motion by Mr. Smith to close the public hearing. Seconded by Mr. Fiala and unanimously approved.

Motion by Mr. Kane to approve the 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. Seconded by Mr. Smith and unanimously approved.

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.

Mr. Ventres provided an overview of the map and the A-2 survey provided by the applicants. He noted that IWWC has reviewed and approved the application already. IWWC reviews

anything within 100 feet, and it was approved at last month's meeting. From the ZBA's perspective, Mr. Ventres noted that the existing kitchen section is to be removed (which was built at ground grade and is rotting) eliminates one of the non-conformities. There is still a need for a variance as the backside of the garage is where the addition will be construction. The non-conformity is being extended due to that addition. The building that is going to be removed is close to the road and is a non-conformity. One of the non-conformity is being removed, but there still is a need for a variance on the property. The residence is seasonal. Ms. Caracoglia provided a letter from one of the neighbors to the north who does not have a problem with it.

Motion by Mr. Kane to open the public hearing. Seconded by Mr. Smith and unanimously approved.

Mr. Ventres read into the record a letter from the property owner 208 Lake Shore Drive who support the project. He noted that there is no other public comment.

Motion by Mr. Kane to close the public hearing. Seconded by Ms. Alt and unanimously approved.

Motion by Mr. Kane to approve the 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. The hardship is due to the high water table which eliminates the ability to rebuild the kitchen and match the existing floor level and there is a reduction of the non-conformity overall. Seconded by Ms. Alt and unanimously approved.

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.

Mr. Kollar outlined the project, which is to have 2 metal structures on the property that have roll up doors to store his boat and jet skis. The sheds are on a gravel base, and allow water to run in and out of them.
Mr. Ventres noted that this has already been approved by the IWWC. They are located on the high spot of the property, but everything in that location has a higher percentage of being flooded. Even though the whole property is in the flood plain, the high spot moves the sheds to an area that would only be hit by 100-year or more storm. Mr. Ventres read into the record a letter of support from the neighbor, Jean A. Williams, who noted that the structures do not interfere with her property or views.

Motion by Mr. Kane to open the public hearing. Seconded by Mr. Smith and unanimously approved.

Mr. Ventres noted that aside from the letter read into the record, there is no other public comments.

Motion by Mr. Smith to close the public hearing. Seconded by Mr. Fiala and unanimously approved.

Motion by Mr. Smith to grant the variance with a hardship that the lower section of the property has flooding potential on 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. Seconded by Ms. Alt and unanimously approved.

4. Minutes

Motion by Mr. Kane to approve the September 1, 2026, minutes as presented. Seconded by Ms. Alt and unanimously approved.

5. Bills

No bills.

6. Adjournment

Motion by Ms. Alt to adjourn. Seconded by Mr. Smith and unanimously approved.

Meeting adjourned at 7:37pm.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary