East Haddam
Zoning Board of Appeals
November 3, 2026

1. Call to Order

The Regular Meeting of the East Haddam Zoning Board of Appeals was held on Tuesday, November 3, 2026, at 7:00 PM. The Chairperson and Secretary being present.

2. Attendance

Laurie Alt, William Smith, Edward Kane, Samual Wytas, James Ventres – Land Use Officer

Absent: Richard Fiala and James Fennema

Others Present: Mark Eckert, Kathleen Leyland, David Burton, Christina Burton, Mike Betti, James Foley, Scott Jezek

Mr. Kane appointed Mr. Wytas as a regular voting member in the absence of Richard Fiala.

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. Foley outlined the structure was pre-built and was told it did not need a permit for a pre-built shed. He then discovered the shed is bigger than the regulations allow without a permit. In addition, there is a zoning rule that an accessory structure cannot be constructed without a primary structure on the lot.
Mr. Ventres outlined the IWWC has already been on site and approved the location of the shed. He also outlined that there is already an old approval for constructing a single family home on an adjacent lot (also owned by Mr. Foley) which would use some of this lot to provide enough room for a septic system. If the ZBA approves the variance, that approval must note that the two lots need to be merged.
Mr. Ventres outlined that this lot has been in existence from prior to zoning regulations.

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

Mr. Jezek outlined that he is generally in favor of the ability to allow an accessory structure on very small lots that cannot be used for other purposes. He also noted previous zoning regulations allowed such a use, and the change of the regulation created the hardship. Mr. Ventres confirmed the neighbors have received notifications.

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

Motion by Mr. Kane to approve 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, with the stipulation that the 2 lots be voluntarily merged, and due to the hardship being the zoning regulations created the non-conforming issue in the future. Seconded by Mr. Smith and unanimously approved.

B. Application #26-13 – 309 East Shore Dr, Map 87, Lot 189, Mark Eckert (agent), Kathleen Leyland (owner). Requests variance to construct an addition 33.5 feet from the lake where 50 feet is required, Section 10.5 of the zoning regulations.

Mr. Ventres outlined the smaller handout provided has the site plan put together by Charles Dutch and Associates. He outlined what the colors meant and showed where the addition is. The application will go through IWWC at the next meeting; they will see the property at the field walk this coming Sunday.
Mr. Eckert outlined the project and the background of the structures on the property. He noted they want to change the layout to make it one story to promote aging in place.
Mr. Ventres outlined the house is set on the flat section. The septic is in the middle of the parking lot, and the only available space is being used to meet the public health code. Mr. Eckert noted that there is no other place to put the addition on the lot.

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 #26-13 – 309 East Shore Dr, Map 87, Lot 189, Mark Eckert (agent), Kathleen Leyland (owner). Requests variance to construct an addition 33.5 feet from the lake where 50 feet is required, Section 10.5 of the zoning regulations, due to the existing structure being non-compliance and there is no other location to put the addition. Seconded by Mr. Kane and unanimously approved.

C. Application #26-14 – 135 Wildwood Rd, Map 80, Lot 169, Wicked Transition Home Renovations LLC (agent) David and Christina Burton (owners). Requests variance to construct a covered porch 18 feet from the property line where 25 feet is required, Section 10.1 of the zoning regulations.

Mr. Betti outlined what the request is, which is to construct a covered porch. He outlined there is not another spot to put the porch. He created a brand new As-Built with accurate measurements of the septic, using camera equipment.
Mr. Ventres noted the porch goes off the dining room, and the opposite side is the bedroom. In the back of the house is the septic and well. There is not another spot to put the covered porch.

Mr. Ventres noted they tried to find the property line but given the buried metal in the yard, it was impossible. The property line was found given the neighbor's survey off their house. Mr. Ventres asked for the commission to put the stipulation on the record noting that any other variance request in the future requires a survey to outline the property lines.

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 Mr. Wytas and unanimously approved.

Motion by Ms. Alt to approve the Application #26-14 – 135 Wildwood Rd, Map 80, Lot 169, Wicked Transition Home Renovations LLC (agent) David and Christina Burton (owners). Requests variance to construct a covered porch 18 feet from the property line where 25 feet is required, Section 10.1 of the zoning regulations, due to the hardship being the septic and well location, and the condition that any future variance request requires a survey. Seconded by Mr. Smith and unanimously approved.

4. Minutes

   Motion by Mr. Kane to approve the October 6, 2026, minutes as presented. Seconded by Ms. Alt and unanimously approved.

5. Bills

   No bills.

6. Adjournment

   Motion by Mr. Kane to adjourn. Seconded by Mr. Wytas and unanimously approved.

   Meeting adjourned at 7:34pm.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary