

EAST HAMPTON ZONING BOARD OF APPEALS
Regular Meeting
November 14, 2022

DRAFT MINUTES

1. **Call to Order:** Chairman Spack called the meeting to order at 7:00 pm.

2. **Seating of Alternates:**

Present: Chairman Spack, Vice-Chairman Reed Regular Members: George Pfaffenbach, Margaret Jacobson and John Tuttle. Alternates: Bradford Cillizza and Robert Hines. As well as: Zoning Official Jeremy DeCarli.

Absent:

3. **Legal Notice:** Staff read the November 14, 2022 Legal Notice into the record.

4. **Approval of Minutes:**

A. **September 12, 2022 Regular Meeting.** Ms. Jacobson made a motion to approve September 12, 2022 meeting minutes as written. The motion was seconded by Vice-Chairman Reed. *Vote: 5-0*

5. **Public Hearings:**

A. **Application ZBA-22-012: Alexandria Simonelli, 23 Wopowog Road,** Reduce side setback from 25' to 12' for 12 x 24 shed. Map 21/ Block 52/ Lot 17-2. Mrs. Simonelli explained she is requesting a variance for proposed shed location for the following reasons: property has steep slopes, gravel driveway, septic/well location and noted her husband is disabled. Mrs. Simonelli explained the driveway is a challenge especially when it snows. Vice-Chairman Reed asked if there was another shed on the property. Mrs. Simonelli replied there is an old shed that will be removed and provided current location. Mr. Pfaffenbach noted he was by the property and felt proposed location is best due to topography of the land. Mr. DeCarli briefly discussed the sites topography and access to the house. Mr. Tuttle asked about the size of the shed and would the applicant consider a smaller shed. Mrs. Simonelli replied she plans to get a bigger vehicle and will need a larger shed for that vehicle. Chairman Spack asked Mr. DeCarli what size shed would not require a variance. Mr. DeCarli replied a shed under 200 square feet. Chairman Spack asked if there were any letters submitted into the record. Mr. DeCarli replied there is one letter of support. Chairman Spack asked if there were any public comments. Jay D'Antonio, 20 Wopowog Road, spoke in opposition. Mr. D'Antonio explained he did not recognize a hardship, did not believe the applicant's husband lived there and expressed concern with lighting on proposed shed. Mrs. Simonelli explained lighting would not be an issue as the property is downhill. Chairman Spack asked if there is currently an issue with lighting on the property. Mr. D'Antonio replied no but in the past, they have had issues. Will Santos, 21 Wopowog Road, spoke in opposition. Mr. Santos believes there is no hardship, briefly discussed property topography, and questioned the need for handicap accessibility. Mrs. Simonelli briefly discussed disputes with neighbors. Mr. Tuttle asked if the Commission received comments from the property owner that abuts property line with proposed shed. Mr. DeCarli replied the abutting neighbor submitted a letter of support. Chairman Spack asked Mr. DeCarli if he thought there was a different location the shed could go. Mr. DeCarli briefly discussed proposed shed location and property. Mr. Pfaffenbach made a motion to approve Application ZBA-22-012: Alexandria Simonelli, 23 Wopowog Road, Reduce

side setback from 25' to 12' for 12 x 24 shed. Map 21/ Block 52/ Lot 17-2. The motion was seconded by Ms. Jacobson. *Vote: 5-0*

- B. Application ZBA-22-013: Middle Haddam Public Library, 2 Knowles Road, Reduce front setbacks for Construction of 220 Square Foot Covered Porch and Accessible Entry Ramp.** Map 2C/ Block 18A/ Lot 2. Jeff Kamm, Wadsworth Kamm Architects explained proposed plans for an assessible entry way into the library. Mr. Kamm discussed the buildings history and location. Mr. Kamm explained the hardship is the building was built in 1700's that predates zoning regulations. Mr. Kamm explained plans for a handicap accessible ramp with a porch. Mr. Kamm noted the entire building is in the setback and presented photo of proposed plans. Mr. DeCarli referred Commission Members to their packets for 18 letters of support and one letter of opposition. Linda Hinks, Long Hill road, spoke in favor and explained the stairs to enter the property are a deterrent for people with disabilities and people with young children. Barbara Angelico, 3 School House Lane, spoke in favor and discussed need for accessibility. Matthew Walton, 43 Barton Hill, spoke in favor and briefly explained area site conditions. Mr. Walton expressed need for ADA compliant ramp and noted the building pre-dates zoning regulations. Leslie Anderson Adams, 74 Middle Haddam Road, spoke in favor and discussed difficulty with accessing the site with a wheelchair or walker. Paul Rapo, 50 Middle Haddam Road, spoke in favor Mr. Rapo discussed the Connecticut Statute for considering public health safety and welfare, need for accessibility ramp and ADA compliance. Margaret Faber, 45 Schoolhouse Lane, spoke in opposition. Ms. Faber expressed concern with carrying capacity and site plan specifically, underground utilities. Ms. Faber noted property easement locations, setback distances and parking lot location. Ms. Faber stated she donated an adequate ramp and discussed grading property to assist with access. Linda Schroth, 47 Spellman Point Road, spoke in favor with need for accessibility to the Library. Kathy Megan, 59 Middle Haddam Road, spoke in favor and need for easy accessibility to Library. Mr. Tuttle asked for clarification of stair location. Mr. Kamm discussed proposed stair location on site plan. A Commission Member asked how patrons can access site from parking lot to the proposed ramp and what type of materials will be used. Mr. Kamm replied the materials have not been identified yet but will need to comply with historic district regulations. Mr. Kamm noted the parking is legally in road, there will be a sidewalk to the road and briefly discussed design of sloped sidewalk. A member of the public noted there will be lights in stone wall, expressed concern with donated ramp, briefly discussed previous and future renovations. Commission Members briefly discussed donated ramp. Deb Battit, 38 Keighley Pond Road, spoke in favor. Ms. Battit expressed concern with donated ramp. Ms. Faber briefly discussed donated ramp, discussed alternatives to proposed ramp and expressed concern with look of proposal. Mr. DeCarli noted the Commission cannot consider aesthetics and noted Middle Haddam Historic will consider it. Mr. DeCarli briefly noted Chatham Health District application process and project is on IWWA agenda. Mr. Tuttle made a motion to approve Application ZBA-22-013: Middle Haddam Public Library, 2 Knowles Road, Reduce front setbacks for Construction of 220 Square Foot Covered Porch and Accessible Entry Ramp. Map 2C/ Block 18A/ Lot 2. The motion was seconded by Vice-Chairman Reed. *Vote: 5-0*

6. **New Business:** Mr. DeCarli noted minor typo on proposed 2023 Meeting Calendar. Ms. Jacobson made a motion to approve 2023 Meeting Calendar as presented. The motion was seconded by Vice-Chairman Reed. *Vote: 5-0* Chairman Spack noted George Coshow resigned from the Commission but Mr. Coshow wanted to continue with revising By-laws. Mr. Tuttle stated he will continue to work with him Mr. Coshow.
7. **Old Business:** None.
8. **Adjournment:** Vice-Chairman Reed made a motion to adjourn the meeting at 7:56 pm. Mr. Pfaffenbach seconded the motion. *Vote: 5-0*

Respectfully Submitted,

A handwritten signature in blue ink that reads "Cheryl Guiliano". The signature is written in a cursive style with a large initial "C".

Cheryl Guiliano
Recording Secretary