

**EAST LYME ZONING BOARD OF APPEALS  
PUBLIC HEARING AND REGULAR MEETING  
MONDAY, MARCH 27th, 2023  
MINUTES**

RECEIVED FOR RECORD  
EAST LYME, CT

2023 MAR 29 P 12: 20

A Public Hearing and Regular Meeting of the East Lyme Zoning Board of Appeals was held on Monday, March 27, 2023 at 7 PM at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT

*Carroll Hillier Hillier*  
TOWN CLERK

**PRESENT:** Steve Carpenteri, Chairman, Wayne Blair, Larry Fitzgerald, Kevin Mace,  
Michael Strube

**ALSO PRESENT:** Spencer Clapp, Alternate  
Joseph & Gina Beaudoin, Applicants/Owners

**ABSENT:** John Smith

**1. Call Public Hearing to Order**

Chairman Carpenteri welcomed everyone and called the Public Hearing to order at: 7:00 PM. The Pledge was observed.

**2. Read Notice of Public Hearing**

Mr. Carpenteri asked Mr. Blair to read the call of Case #1-2023 of the Public Hearing.

**Case No. 1-2023: Application of Joseph and Gina Beaudoin, Owners, for a variance of the East Lyme Zoning Regulations Section 7.3.3 for Setback and Section 7.3.4 for Lot Coverage for property located at 14 Center Road. Said parcel appears on the East Lyme Assessor's Map 22.18, Lot 15.**

The Public Hearing notice was sent to the New London Day for publication on 3/14/2023 and 3/24/2023.

Mr. Carpenteri introduced the Board members and polled each for any conflict of interest. Hearing no conflicts of interest from the members, he explained the rules of the meeting, and noted that notices had been sent to abutters.

Mr. Carpenteri then called for the applicant (or their representative) to make their presentation.

Joseph and Gina Beaudoin, Owners, 14 Center Road said that they would present their case. Ms. Beaudoin said that she had reviewed Fuller's Land Use and Law Practices and that their property predated the zoning in the Town and is a non-conforming lot of 5,683 sq. ft. in an R-10 zone (10,000 sq. ft.). The house was built in 1950 also a few years prior to the Zoning regulations in 1954. The R-10 setbacks are 30 feet – front yard and 12 feet from all other sides. The 25% lot coverage allowance in the R-10 zone would be 2,500 sq. ft. were the property conforming in size. They feel that the R-10 zoning restrictions on this parcel restrict reasonable use of their property. Their request to add a 588 sq. ft. addition to the front would expand the current non-conforming setback an additional 28 feet and increase the lot coverage to 29%. She said that they feel that granting this request would be in the 'spirit' of the current zoning ordinance and not have any negative effect on any neighbors.

Mr. Carpenteri asked about the current size of the house and the addition.

Ms. Beaudoin said that the home is currently 1,022 sq. ft. and that the requested addition at 28' by 21' is an additional 588 sq. ft. for a new total of 1,610 sq. ft. It would cover approx. 28% of the property.

Mr. Carpenteri asked if this calculation includes the paved patio area which covers the entire back area.

Ms. Beaudoin said that in reading the building list of items not requiring a permit that patios are not included.

Mr. Carpenteri said that for clarity that Zoning does count patios in the lot coverage calculation and does require a permit for them. Building and Zoning are separate departments requiring different permits. He asked

what the square footage was of the paved patio area and what the actual lot coverage would be with that included.

Ms. Beaudoin said that would bring the lot coverage to 40%. The paved area is currently 672 sq ft. Mr. Carpenteri said that 40% lot coverage is not within reason and that most of the paved patio area would have to be removed in order to even consider the variance request. A small portion in the rear outer dining area could remain but the rest must be removed.

Ms. Beaudoin asked what would be reasonable lot coverage.

After further discussion,

Mr. Carpenteri said that the 672 sq. ft. of paved area must be reduced by 532 sq. ft. for a remaining total of 140 sq. ft. of paved patio area with lot coverage of some 31%. The small walkway area from the driveway up to the chimney could remain.

Ms. Beaudoin indicated that they would be willing to do that.

Noting that there was no one in the audience, Mr. Carpenteri called for a motion to close the hearing.

**\*\*MOTION (1)**

**Mr. Strube moved to close the Public Hearing for Case 1-2023 at 7:26 PM.**

**Mr. Blair seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

Mr. Carpenter noted that they would now deliberate and come to a decision; should anyone wish to contest the decision they have 15 days in which to appeal it to the Superior Court.

**REGULAR MEETING**

Mr. Carpenteri opened the Regular Meeting at 7:27 PM.

**Case No. 1-2023: Application of Joseph and Gina Beaudoin, Owners, for a variance of the East Lyme Zoning Regulations Section 7.3.3 for Setback and Section 7.3.4 for Lot Coverage for property located at 14 Center Road. Said parcel appears on the East Lyme Assessor's Map 22.18, Lot 15.**

Mr. Carpenteri called for discussion on the application.

Discussion involved conditions to the approval as in the removal of 532 sq. ft. of paved patio area and lot coverage.

Mr. Carpenteri then asked if they were ready to make a motion.

**\*\*MOTION (2)**

**Mr. Strube moved to APPROVE the Application of Joseph and Gina Beaudoin, Owners, for a variance of the East Lyme Zoning Regulations Section 7.3.3 for Setback (28' on the north side) and Section 7.3.4 for Lot Coverage (31%) with the condition that the current 672 sq. ft. of paved patio area is reduced by the removal of 532 sq. ft. of paved patio area for a remaining allowed total of 140 sq. ft. of paved patio area for property located at 14 Center Road. Said parcel appears on the East Lyme Assessor's Map 22.18, Lot 15.**

**Mr. Mace seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

**ADJOURNMENT**

Mr. Carpenteri called for a motion to adjourn.

**\*\*MOTION (3)**

**Mr. Mace moved to adjourn Case #1-2023 of the East Lyme Zoning Board of Appeals at 7:43 PM.**

**Mr. Blair seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

Respectfully submitted,  
Karen Zmitruk,  
Recording Secretary