

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

Paul Greenberg, Chair
Michael Noto, Vice Chair

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Regular Members

Al Daddona
W. T. Furgueson
William Veillette

Alternate Members

Ward Feirer
Barbara Sarrantonio
Peter Decker

Record of the Vote
September 16, 2014 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, September 16, 2014 at 7:30 p.m. in Room A of the Essex Town Hall. Seated for the Public Hearing were Paul Greenberg, Michael Noto, , William Veillette, Al Daddona and Barbara Sarrantonio seated for P. Greenberg

MOTION to grant a variance to **Application 14-15** on behalf of William Ammon, Jr., 2 Dennison Lane, Essex, CT Assessor's Map 27, Lot 73, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the Essex zoning regulations to locate a 576 s.f detached garage to a point 15 feet from the side property line where 25 feet is required. The hardship associated with this proposal is the topography of the property and more specific, the grade and slope of the land. This proposal will significantly reduce the extent of the nonconformity. This variance is approved with the condition that this will be a one-story structure and there will be no living space above the garage. This variance is approved in accordance with the plans submitted. **MADE** by M. Noto; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette, A. Daddona, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to deny a variance to **Application 14-16** on behalf of George Costen, 11 High Street, Essex, CT, Assessor's Map 27 Lot 73, VR District, requesting variances to sections 40C, 40D, and 60B of the Essex zoning regulations to allow a 240 s/f shed to increase the existing building coverage from 15.9% to 17.6% where 7.5% is the maximum building coverage allowed. The variance was denied based on lack of hardship; **MADE** by A. Daddona; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette, A. Daddona, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant a variance to **Application 14-17** on behalf of Essex Elementary School, 108 Main Street, Centerbrook, CT, Assessor's Map 43, Lot 43, VR District requesting variances to sections 40D, 40I.1 and 60B of the Essex Zoning regulations to allow a storage container to be located 8 feet form a side property line where 25 feet is required. Also to allow existing building coverage of 12.8% where 7.5% is the maximum building coverage allowed. The hardship is that the present location of the storage container presents a safety and a traffic issue. The proposed location offers a clear site line and provides a security plan that is in the best interest of child safety. This variance is approved in accordance with the plans submitted.

MADE by M. Noto; **SECONDED** by B. Sarrantonio; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette, A. Daddona, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant a variance to **Application 14-8** on behalf of Charles and Catherine Hill, 33 Foxboro Road, Essex, CT, Assessor's Map 16 Lot 10, RU District, requesting variances to sections 40D, 40E, 40I.1 50D and 61H to allow two additions with one to be constructed to a point 22 feet from a side property line where 30 feet is required. Also to allow the existing building coverage to increase from 7.5% to 9.2% where 7.5% is the allowed maximum building coverage allowed. The hardship associated with this proposal is the topography of the land and the change in the zoning regulations. This variance is approved in accordance with the plans submitted. **MADE** by M. Noto; **SECONDED** by W. Veillette; **IN FAVOR:** M. Noto, W. Veillette, B. Sarrantonio, P. Greenberg; **OPPOSED:** A. Daddona; **ABSTAINING:** A. Daddona; **MOTION CARRIED:** 4-1-0.

MOTION to approve of the August 19, 2014 meeting Minutes as presented; **MADE** by A. Daddona; **SECONDED** by M. Noto; **IN FAVOR:** M. Noto, W. Veillette, B. Sarrantonio, P. Greenberg; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to adjourn the meeting at 8:30 p.m. to the next regularly scheduled meeting to be held on Tuesday, October 21, 2014 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** A. Daddona, M. Noto, W. Veillette, P. Greenberg, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary