

TOWN OF ESSEX
Zoning Board of Appeals
29 West Avenue
Essex, CT 06426

A G E N D A

Public Hearings followed by Regular Meeting

May 19, 2015 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application No. 15-9** on behalf of Douglas Wisch, 7 Bank Lane, Essex, CT, Assessor's Map 47, Lot 80, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the Essex zoning regulations to allow an accessory structure to be located to a point 5 feet and 3 inches feet from a side property line where 25 feet is required. Also, to allow the existing building coverage to increase from 11.85% to 12.6% where 10% is the maximum building coverage allowed.
- **Application No. 15-10** on behalf of Tower Laboratories, LLC, 8 Industrial Park Road, Centerbrook, CT, Assessor's Map 45, Lot 1, LI District, requesting variances to sections 90C.1.A and 90C.1.C of the Essex zoning regulations to allow a property in the LI District to locate a parking area within a 50 foot front setback from a town street. This parking area would also change a portion of a 35-foot wide landscaped strip along property line to be approximately 25 feet wide.
- **Application No. 15-11** on behalf of Cumberland Farms, 82 Main Street, Centerbrook, CT, Assessor's Map 43, Lot 29, C District, requesting a variances to sections 40D, 40E, 40T, 40U, 50C.2, 50D, 80B and 80C of the Essex zoning regulations to allow proposed site development and the demo and relocation of an 1,800 square foot retail store to one that is 4,250 square feet in size. Redevelopment would propose to allow 72.7% of lot coverage where 65% is the maximum allowed, the expansion of mini-mart retail space to increase, more than 25% of the available parking spaces to be between the new building and the street, and to allow an increase in building coverage from 6.3% to 16.8% where 15% is the maximum building coverage allowed.
- **Application 15-12** on behalf of Cyrus and Pam Kissling, 2 Prospect Street, Essex, CT, Assessor's Map 27, Lot 68, VR District requesting variances to sections 40D, 40E, 50D, 40I.1 and 60B of the Essex zoning regulations to allow a 259 square foot addition onto an existing detached garage that is within a side yard setback area. Also, to allow the existing building coverage to increase from 15% to 16.7% where 10% is the maximum coverage allowed.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 15-9** on behalf of Douglas Wisch, 7 Bank Lane, Essex, CT.
- **Application No. 15-10** on behalf of Tower Laboratories, LLC, 8 Industrial Park Road, Centerbrook, CT.
- **Application No. 15-11** on behalf of Cumberland Farms, 82 Main Street, Centerbrook, CT.
- **Application 15-12** on behalf of Cyrus and Pam Kissling, 2 Prospect Street, Essex, CT.

3. Old Business

- Approval of Minutes – April 21, 2015

4. New Business

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting date: June 16, 2015