

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

A G E N D A

Public Hearing followed by Regular Meeting

September 15, 2015 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. Public Hearing

- **Application No. 15-16** on behalf of Cumberland Farms, 82 Main Street, Centerbrook, CT, Assessor's Map 43, Lot 29, C District, requesting variances to sections 40D, 40U, 50C.2, 50D, 80B, 104D.2 and 104D.3 of the Essex zoning regulations to allow proposed site development and the demolition and relocation of an existing retail store to one that is 3,742 square feet in size, which is a non-conforming expansion of retail space in conjunction with fuel sales. Also, to add a third fuel pump, which is an extension of a non-conforming use within a Water Resource District.
- **Application No. 15-17** on behalf of Essex Meadows Properties, Inc., 30 Bokum Road, Essex, CT, Assessor's Map 67, Lot 2-2, RLC District, requesting a variance to section 110G.1 of the Essex zoning regulations to allow six parking spaces with 8' x 16' dimensions where only 9' x 18' spaces are allowed.
- **Application No. 15-18** on behalf of Famah Hoffman, 18 Laurel Road, Essex, CT, Assessor's Map 27, Lot 13, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow a house to increase to a height of 35 feet where 30 feet is the maximum height allowed.

2. Regular Meeting

Discussion and possible decision on application:

- **Application No. 15-16** on behalf of Cumberland Farms, 82 Main Street, Centerbrook, CT.
- **Application No. 15-17** on behalf of Essex Meadows Properties, Inc., 30 Bokum Road, Essex, CT.
- **Application No. 15-18** on behalf of Famah Hoffman, 18 Laurel Road, Essex, CT.

3. Old Business

- Approval of Minutes – August 18, 2015

4. New Business

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting date: October 20, 2015