

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

October 20, 2015 – 7:00 p.m. - Conference Room A - Essex Town Hall

**1. Public Hearing**

- **Application No. 15-16** on behalf of Cumberland Farms, Inc., 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 expand underground storage, which is an expansion of a non-conforming use within a Water Resource District.
- **Application No. 15-19** on behalf of Mark Reeves for Ted Barnard and Laura Berghuis, 3 Pond Meadow Road, Ivoryton, CT, Assessor's map 62, Lot 1-1, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the Essex zoning regulations to raise the roof line of a section of the existing house that is currently in the front setback.
- **Application No. 15-20** on behalf of Annelisa Santoro, 48 Main Street, Essex, CT, Assessor's map 47, Lot 25, EV District, requesting variances to sections 40Q of the Essex zoning regulations to allow a swimming pool to come to a point 5 feet from a side property line where 20 feet is required.

**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. 15-19** on behalf of Mark Reeves for Ted Barnard and Laura Berghuis, 3 Pond Meadow Road, Ivoryton, CT.
- **Application No. 15-20** on behalf of Annelisa Santoro, 48 Main Street, Essex, CT.

**3. Old Business**

- Approval of Minutes – September 15, 2015

**4. New Business**

**5. Correspondence and Invoices**

**6. Adjournment**

Next scheduled meeting date: November 17, 2015