

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 15, 2013 – 7:30 p.m. - Auditorium - Essex Town Hall

**1. Public Hearings**

- **Application No. 13 - 21** on behalf of Robert Osborn at 31 Book Hill Woods Road, Essex, CT, Assessor's Map 7, Lot 1-9, RRR District, requesting variances to sections 40C, 40D, 40I.1, and 64B of the Essex zoning regulations to locate a 10' x 16' garden shed to a point 24 feet from a side property line where 30 feet is required. **(Continued from September 17, 2013)**
- **Application 13 - 25** on behalf of Lindsay Merola for Matthew J. Lefevre Esq et al Trustees, at 46 Sunset Terrace, Essex, CT, Assessor's Map 27, Lot 123, VR District, requesting a variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow two minor additions and a 10' x 12' shed to expand the existing building coverage from 9.3% to 10.1% where 7.5% is the maximum coverage allowed. Also, to allow the location of a roof overhang to a point 26.5 feet from the rear property line where 30 feet is required.
- **Application No. 13 - 26** on behalf of Essex Elderly and Affordable Housing, Inc. at 26 Main Street, Centerbrook, CT, Assessor's Map 44, Lot 17-1, C District, requesting variances to sections 40C, 40D, 40N, 40R, 80C, 131A.1.A, 131A.1.B, 131A.1.D, 131A.1.E, 131A.1.G, 131A.4.A, 131D of the Essex zoning regulations to allow a multiple dwelling project for elderly affordable housing.
- **Application No. 13 – 27** on behalf of Kevin Doyon at 7 Windsor Lane, Centerbrook, CT, Assessor's Map 55, Lot 1-2, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the Essex zoning regulations to locate a 12' x 16' shed to a point 18 feet from the front property where 40 feet is required.

**2. Regular Meeting**

- Decision on Applications

**3. Old Business**

- Approval of Minutes – Public hearings and regular meeting September 17, 2013

4.     **New Business**

- Discussion for new chairman

5.     **Correspondence and Invoices**

6.     **Adjournment**

Next scheduled meeting date: November 19, 2013