

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

March 20, 2018 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application 18-3** on behalf of Michael Picard, 175 Saybrook Road, Assessor's Map 74, Lot 11, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C.2, 61B and 101D of the zoning regulations to allow the replacement of a nonconforming house with a new single family dwelling that will not be within setback areas but to be 32.2 feet in height where 30 feet is the maximum height allowed. Also, to allow a pool house to a point 16 feet from a side property line where 30 feet is required, and a pergola to a point 16.5' from a side property line where 30 feet is required. Also, to allow construction within the Gateway Buffer Area.
- **Application No. 18-5** on behalf of Ken Thomsen, 7 King's Lane, Essex, CT, Assessor's Map 28, Lot 33, VR District requesting variances to sections 40D, 40E, 40I.1, 50D and 60B to allow a new dormer on the front of a house that is within the front setback, and to allow the expansion of a rear dormer where the house is within each side setback.
- **Application No. 18-7** on behalf of Underwater Construction, 110 Plains Road, Essex, CT, Assessor's Map 53, Lot 19-1, LI District, requesting variances to sections 40C, 40D, 40E, 40I.1, 40R, 90E and 110B of the zoning regulations to build an addition to a point 18 feet, 3 inches from a side property line where 25 is required. Also, to allow a proposed driveway to be within 5 feet of a property line.

2. Regular Meeting

Discussion and possible decision on application:

- **Application No. 18-3** on behalf of Michael Picard, 175 Saybrook Road, Essex, CT
- **Application No. 18-4, Coastal Area Management Site Plan Review** (no public hearing required), on behalf of Michael Picard, 175 Saybrook Road, Essex, CT
- **Application No. 18-5** on behalf of Ken Thomsen, 7 King's Lane, Essex, CT
- **Application No. 18-7** on behalf of Underwater Construction, 110 Plains Road, Essex, CT,

3. New Business

- The Essex Zoning Commission has received a newly formatted set of zoning regulations to review. The set will be officially received as a regulation text amendment petition at the March 19 meeting. The ZBA will receive a copy of the draft set soon after.

4. Old Business

- Approval of Minutes – February 20, 2018

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, April 17, 2018**