

Unapproved

Town of Essex - Zoning Board of Appeals

29 West Avenue
Essex, CT 06426
essexct.gov

MINUTES

November 20, 2012 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, November 20, 2012 at 7:30 p.m. in Room A of the Essex Town Hall.

Members Present: Stu Ingersoll, Al Daddona, Alix Walmsley, Paul Greenberg and Doug Demarest.

Absent: Michael Noto, regular member, W. T. Furgueson, Alternate, Lynn Faulstick, Alternate

Staff: Michael Wells, Legal Counsel to the Board and Stella Beaudoin, Recording Secretary.

Mr. Ingersoll called the meeting to order at 7:30 p.m.

The following Applications were withdrawn:

- **#12-25 on behalf of Michael Picard, 41 Saybrook Road, Essex, CT, Assessor's Map 71 Lot 22;**
- **#12-27 on behalf of Salvatore Sapia, 3 Riverview Street, Essex, CT, Assessor's Map 28 Lot 39;**
- **Application #12-31 on behalf of Frank Masek, property located at 19A Main Street, Essex, CT, Assessor's Map 47, Lot 107-1;**

Consideration of **Application #12-30 on behalf of John Carlson, 65 North Main street, Ivoryton, CT, Assessor's Map 28 Lot 39 RUM District**, requesting a variance of Sections 61B of the Essex zoning regulations to locate a shed on the property that would increase lot coverage from 7.46 to 7.9% where 7.5% is the maximum allowed. Mr. John Carlson presented. Mr. Carlson stated that the shed he would like to construct a 12" x 16" shed on his property which will be utilized for storage. The shed is delivered already constructed and there will be no plumbing and no electric involved with this structure. The hardship lies within the change in the zoning regulations for coverage from 15% to 7.5%.

It was noted that the exterior deck is factored into 325 s/f of the existing coverage.

Mr. Ingersoll asked the Board if they had any questions.

Mr. Ingersoll asked if anyone wished to speak in favor or in opposition to this application. No one from the public spoke.

Mr. Ingersoll closed the public portion of this application at 7:42 p.m.

Deliberation

Consideration of **Application #12-30 on behalf of John Carlson, 65 North Main street, Ivoryton, CT, Assessor's Map 28 Lot 39 RUM District**, requesting a variance of Sections 61B of the Essex zoning regulations to locate a shed on the property that would increase lot coverage from 7.46 to 7.9% where 7.5% is the maximum allowed.

This Variance is approved based on the plans as submitted dated September 28, 2012.

Motion made to approve a variance for **Application #12-30 on behalf of John Carlson, 65 North Main street, Ivoryton, CT, Assessor's Map 28 Lot 39 RUM District**, requesting a variance of Sections 61B of the Essex zoning regulations to locate a shed on the property that would increase lot coverage from 7.46 to 7.9% where 7.5% is the maximum allowed. The hardship associated with this application is the current zoning regulations which reduce the allowable area of coverage from 15% to 7.5% on this preexisting lot. The Variance is approved based on the plans as submitted and dated October 24, 2012; **MADE:** by Stu Ingersoll; **SECONDED** by Alix Walmsley; No discussion: **VOTING IN FAVOR:** S. Ingersoll, A. Walmsley, A. Daddona, D. Demarest, P. Greenberg; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Approval of Minutes – Public Hearings and Regular Meeting of October, 2012

Motion made to approve the October 16, 2012 meeting Minutes as presented; **MADE:** by Paul Greenberg; **SECONDED** by Alix Walmsley; No discussion: **VOTING IN FAVOR:** S. Ingersoll, A. Walmsley, A. Daddona, D. Demarest, P. Greenberg; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Correspondence / New Business: None

Motion made to adjourn the meeting at 7:55 p.m. to the next regularly scheduled meeting to be held on Tuesday, December 18, 2012 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE:** by Al Daddona; **SECONDED** by Doug Demarest; No discussion: **VOTING IN FAVOR:** S. Ingersoll, A. Walmsley, A. Daddona, D. Demarest, P. Greenberg; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary