

**Town of Essex - Zoning Board of Appeals**

**29 West Avenue  
Essex, CT 06426**

**Record of the Vote**

**December 20, 2011 – Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, December 20, 2011 at 8:00 p.m. in Room A of the Essex Town Hall. Members present were Stu Ingersoll, Al Daddona, Doug Demarest, Michael Noto and Alix Walmsley. Also present, Michael Wells Legal Counsel to the Board and Stella Beaudoin, Recording Secretary.

**Motion** made by Stu Ingersoll to add to this evening's Agenda, Consideration of the location for an auto repair business and the business name change . The business is located at **153 Westbrook Road, Assessor's Map 79 Lot 15, Commercial Zone. The applicant is Anthony Bianca and the Owner is Hydration, LLC.**

**Motion** seconded by Michael Noto and passed unanimously. (5/0/0)

**Motion** made by Stu Ingersoll to add to the agenda the approval of the 2012 meeting schedule.

**Motion** seconded by Doug Demarest and passed unanimously. (5/0/0)

**Motion** made by Michael Noto to grant a Variance to **Application #11-24 on behalf of Jane Capellini, property located at 11 Riverview Street, Essex, CT, Assessor's Map 28 Lot 35, VR District** requesting a Variance of Section 60B of the Essex Zoning Regulations. This is an application to add a 4' x 5' addition to the front of a single family dwelling and to add a detached garage onto the property thus increasing the lot coverage to 16.6% where 7.5% is the maximum allowed. The portion of this application that addresses the addition of a detached garage has been **withdrawn**. **The variance for the 4' x 5' addition to the front of a single family dwelling is granted** on the basis that this is a very small violation of the zoning regulation. The hardship is that this is a preexisting dwelling and it conformed with the zoning regulations prior to their amendment. This Variance is granted in accordance with the plans as received by the Essex Zoning Office on November 09, 2011.

**Motion** seconded by Doug Demarest and passed unanimously. (5-0-0)

**Motion** made by Stu Ingersoll to grant a Variance to **Application #11-25 on behalf of Charlene Patrick, property located at 23 Rosewood Lane, Ivoryton, CT, Assessor's Map 39, Lot 1-18, RU District** requesting **Variances of Sections 40C, 40D, 40E, 40I.1, 450D.3 and 61B of the Essex Zoning Regulations**. This is an application to allow an addition to a single family dwelling to be located 20 feet from a side property line where 30 feet is required. This application is also to allow a single family dwelling with 1,976 square feet of total floor area to have an accessory apartment when 2,000 s/f minimum is required. **A Variance is granted for the proposed accessory apartment which is to be 22' x 30' only and to include one occupied floor.** The ridge line of this addition will be below the existing ridge line of the garage. The hardship is that this is the only location on which the addition can be constructed due to the location of the well, the location of the septic system and the large amount of ledge on the property. This variance is granted based in accordance with the drawings as received by the Essex Zoning Office November 2011.

**Motion** seconded by and passed unanimously. (5-0-0)

**Motion** made by Doug Demarest to approve the 2012 meeting schedule as submitted.

**Motion** seconded by Michael Noto and passed unanimously. (5/0/0)

**Motion** made by Stu Ingersoll to approve the location for the auto repair business and the business name change. The business is located at **153 Westbrook Road, Assessor's Map 79 Lot 15, Commercial Zone. The applicant is Anthony Bianca and the Owner is Hydration, LLC.**

**Motion** seconded by Doug Demarest and passed unanimously. (5/0/0)

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary

The proceedings of the December 20, 2011 Public Hearing was recorded on 1 card. Please speak with the Essex Zoning Office for further information.