

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

*Paul Greenberg, Chair
Michael Noto, Vice Chair*

29 West Avenue • Essex, Connecticut 06426
Telephone (860) 767-4340 • FAX (860) 767-8509

Regular Members

*Al Daddona
W. T. Furgueson
William Veillette*

Alternate Members

*Ward Feirer
Barbara Sarrantonio
Peter Decker*

MINUTES

October 21, 2014 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, October 21, 2014 at 7:30 p.m. in Room A of the Essex Town Hall.

Attending Members:

Paul Greenberg
Michael Noto
William Veillette
Al Daddona
Peter Decker seated for W. T. Furgueson
Barbara Sarrantonio Not Seated
Ward Feirer, Not Seated

Absent Members:

W. T. Furgueson

Staff:

Stella C. Beaudoin, Recording Clerk

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

Seated for the Public Hearing were Paul Greenberg, Michael Noto, William Veillette, Al Daddona and Peter Decker seated for W. T. Furgueson

1. Public Hearings

Application 14-13 on behalf of Debra Marquis, 4 New City Street, Essex, Assessor's Map 28, Lot 64 VR District requesting variances to sections 40E and 60B of the Essex zoning regulations to allow a lot line revision that proposes the decrease in size of an abutting property that is already of nonconforming lot size. Withdrawn.

Application 14-19 on behalf of David and Theresa Sistare, 5 Little Point Street, Essex, CT Assessor's Map 31, Lot 64, VR District, requesting variances to sections 40C, 40D, 40I.1, 50D and 60B of the Essex zoning regulations to locate a 576 s.f detached garage to a point 15 feet from the side property line where 25 feet is required allow a house addition to a point 10.75 feet from a side property line and a Bilco door to be 5 feet from the same property line where 25 feet is required.

This property was recently purchased and the new property owners plan to demo the rear building and to construct a new addition to the portion of the house that is scheduled for demolition. This portion of the house is located in close proximity to the west side property line. This proposal is to allow a new Bilco door to be located 5 feet from the west side property line and to allow the new addition to a point 10 feet 9 inches from the same west side property line where 25 feet is required. A new attached garage is proposed as well, bringing the proposed building coverage to 12.8%.

Joe Bergin, Architect, 28 Main Street, Essex, CT presented on behalf of the applicant. Mr. Bergin referenced the site plan submitted with the application noting that every setback on the parcel is in violation as is the coverage. The house is a little over 200 years old. The scope of the project intends to address the setback and coverage issue. Mr. Bergin stated that he proposes to move the building away from lot line and eliminating the existing garage which resolves any setback issue.

Mr. Bergin stated that the proposed garage respects the current setbacks. The front original portion of the house is two-story and the “dog leg” portion of the house is one-story. This portion of the house will be removed so that a two-story addition can be constructed in that same location. Mr. Bergin noted that this provides a dramatic improvement to the setback. This application proposes a small portico on the front of the house.

Mr. Bergin stated that the location of the Bilco door is within the existing footprint. The existing house coverage remains the same, the addition slightly larger than the one being removed and the proposed garage is slightly larger than the barn. The breezeway and stoop add to the coverage. The coverage increase associated with this proposal is modest. The highest point of the addition is the same as the highest point on the existing house.

Mr. Greenberg asked if anyone wished to speak in favor or in opposition to this application. There was no public comment.

Mr. Greenberg closed the Public Hearing.

2. Regular Meeting/Deliberation

The same members as were seated for the public hearing were seated for the regular meeting.

- **Application 14-19** on behalf of David and Theresa Sistare, 5 Little Point Street, Essex, CT Assessor's Map 31, Lot 64, VR District, requesting variances to sections 40C, 40D, 40I.1, 50D and 60B of the Essex zoning regulations to locate a 576 s.f detached garage to a point 15 feet from the side property line where 25 feet is required allow a house addition to a point 10.75 feet from a side property line and a Bilco door to be 5 feet from the same property line where 25 feet is required.

Mr. Noto stated that any change to this property would be in violation to the zoning ordinances. This proposal offers a dramatic improvement to the property and substantially eliminates setback issues and the coverage increase is minimal.

MOTION to grant a variance to **Application 14-19** on behalf of David and Theresa Sistare, 5 Little Point Street, Essex, CT Assessor's Map 31, Lot 64, VR District, requesting variances to sections 40C, 40D, 40I.1, 50D and 60B of the Essex zoning regulations to locate a 576 s.f detached garage to a point 15 feet from the side property line where 25 feet is required allow a

house addition to a point 10.75 feet from a side property line and a Bilco door to be 5 feet from the same property line where 25 feet is required. The hardship associated with this application is the age of the house and the location of the property and topography of the land. The reduction of the existing setback violations bring this property more into compliance. This variance is approved in accordance with the plans submitted; **MADE** by M. Noto; **SECONDED** by P. Decker; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette, A. Daddona, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

3. Old Business

-Approval of Minutes – Public Hearings and Regular Meeting September 16, 2014

The following amendments were suggested:

Page 3, 2nd paragraph, 3rd line down; “Mr. Shaw stated that he would like to relocate the metal 40’ x 8’ x 8’ container which is utilized for the storage of desks, chairs, and assorted school items, *from* the center island in a location behind the shed.”

It was suggested that under “Attending Members” on page 1, notation be made of those alternate members in attendance who are not seated for the meeting. Mr. Decker was not seated for the September 16, 2014 meeting.

MOTION to approve of the September 16, 2014 meeting Minutes as amended; **MADE** by M. Noto; **SECONDED** by P. Decker; **IN FAVOR:** M. Noto, W. Veillette, P. Greenberg, A. Daddona, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

4. New Business

Mr. Noto stated that he would like members to consider changing the meeting time to 7p.m. which would be in keeping with the meeting start time of the other boards and commissions within the Town. Members will consider and further discuss the meeting time change at the November 18, 2014 meeting.

Attorney Wells reported that the Perry case was withdrawn.

Attorney Wells reported that the Zoning Commission is reviewing a change in the regulations related to coverage, however a decision has not yet been reached.

5. Correspondence and Invoices - There was no correspondence and no invoices

6. Adjournment

MOTION to adjourn the meeting at 8:00 p.m. to the next regularly scheduled meeting to be held on Tuesday, November 18, 2014 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by P. Decker; **SECONDED** by M. Noto; **IN FAVOR:** A. Daddona, M. Noto, W. Veillette, P. Greenberg, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary