

TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

*Paul Greenberg, Chair*  
*Michael Noto, Vice Chair*

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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*

**Unapproved**

**MINUTES**  
**February 17, 2015 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February 17, 2015 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P. Greenberg, M. Noto, W. Veillette, B. Sarrantonio and P. Decker.

Staff:

Stella C. Beaudoin, Recording Clerk  
Michael Wells, Esq., Legal Counsel

P. Greenberg called the meeting to order at 7:00 p.m.

- **Application No. 14-20** on behalf of Darryl and Barbara Hersant, 31 Grandview Terrace, Essex, CT, Assessor's Map 27, Lot 86, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to add a 141 square foot roof extension to the front of house and to a point 22.56 feet from front property line where 30 feet is required, and a 540 square foot addition off the rear of the house and to a point 28.5 feet from another front property line where 30 feet is required. Both additions would increase building coverage from 11.2% to 15.5% where 7.5% is the maximum coverage allowed.

Seated for this application were Michael Noto, William Veillette, Barbara Sarrantonio and Peter Decker.

At the December 16, 2014 meeting Mr. Darryl Hersant presented on behalf of this application. Mr. Hersant stated that this house has three bedrooms on the second floor and that he would like to enjoy one floor living, and he is seeking permission to construct a bedroom and a bathroom on the first floor. The applicant further requests permission to construct an overhang between the house and the garage, over the field stone walkway, and to construct a deck behind the house. The overhang will not be covered. A new septic system was installed two years ago.

M. Noto stated that if all three of those additions are approved, the increase in coverage will go from 11.2% to 15.5%. At the December 16, 2014 meeting, the Board heard this application, received

testimony from the applicant and closed the public hearing on this matter. After the close of the public hearing on this application, the Essex Zoning Commission at a subsequent meeting voted in favor of a change to the regulations increasing the coverage requirements from 7.5% to 10% in the VR zone and to 15% for the remainder of the zones within the Town. This proposal is situated in the Village Residential zone.

At the December 16, 2014 ZBA meeting, the applicant stated that he would exclude the construction of a deck from this application in order to be in compliance. The hardship associated with this proposal is the location of the property which places any improvements in nonconformance.

Members agreed that with the elimination of the deck, the applicant's request to approve the addition of a first floor bedroom and bathroom along with an overhang over the field stone walkway would be reasonable.

M. Wells stated that the next step for the applicant is to obtain a B100A approval of the septic system.

- **MOTION MADE** by M. Noto to approve **Application No. 14-20** on behalf of Darryl and Barbara Hersant, 31 Grandview Terrace, Essex, CT, Assessor's Map 27, Lot 86, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to add a 141 square foot roof extension to the front of house and to a point 22.56 feet from front property line where 30 feet is required, and a 540 square foot addition off the rear of the house and to a point 28.5 feet from another front property line where 30 feet is required. Both additions would increase building coverage from 11.2% to 15.5%.

**DISCUSSION:** The addition for the construction of a first floor bedroom and a bathroom is approved. The covered field stone walkway is approved, however the walkway will not be enclosed. The proposal for the deck is denied. The hardship associated with this proposal is the current location of the building which places any improvements to this property in nonconformance. This application is approved in accordance with the plans submitted.

**SECONDED** by P. Decker; **IN FAVOR:** M. Noto, W. Veillette, B. Sarrantonio P. Decker;

**OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

#### **Approval of Minutes – December 16 2014**

The following amendments were suggested:

Page 2, 1<sup>st</sup> paragraph, last line; "will not be covered" change to "will not be *enclosed*".

Page 5, 4<sup>th</sup> line down, "Mr. Greenberg asked" change to "*Mr. Noto* asked."

Page 7, 5<sup>th</sup> paragraph, last line change "will give do consideration" to will give *due* consideration."

**MOTION** to approve the December 16, 2014 Minutes as amended; **MADE** by M. Noto;

**SECONDED** by W. Veillette; **IN FAVOR:** M. Noto, W. Veillette, P. Decker, B. Sarrantonio;

**OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

#### **New Business**

There was no new business.

#### **Correspondence and Invoices**

There was no correspondence and no invoices.

## **Adjournment**

- **MOTION** to adjourn the meeting at 7:15p.m. to the next regularly scheduled meeting to be held on Tuesday, March 17, 2015 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by P. Decker; **SECONDED** by M. Noto; **IN FAVOR:** M. Noto, W. Veillette, P. Decker, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary