

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

Paul Greenberg, Chair
Vacancy, Vice Chair

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

Regular Members

Barbara Sarrantonio
W. T. Furgueson
William Veillette

Alternate Members

Ward Feirer
Peter Decker
Philip J. Beckman

Unapproved

Minutes
March 15, 2016 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, March 15, 2016 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P. Greenberg Chair, W. T. Furgueson, W. Veillette, W. Feirer, Alternate. P. Decker, Alternate was seated for the meeting and P. Beckman, Alternate was seated for the meeting.

Staff:

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

P Greenberg called the meeting to order at 7:00pm

- **Application No. 16-2** on behalf of Pam Carroll, 39 Main Street, Essex, CT, Assessor Map 47 Lot 48, EV District, requesting variances to sections 40C, 40D, 401.1, and 60 B of the Essex zoning regulations to allow the addition of an 8' x 24' deck to increase the maximum building coverage to 10.8% where 10% is the maximum coverage allowed.

Seated for this proposal were P. Greenberg, W. T. Furgueson, W. Veillette, P. Decker and P. Beckman.

This property fronts both Main Street to the south and Pratt Street to the north. Internal remediation has been taking place at the house as well as some renovations. The applicant proposes to add on to the rear of the house. The proposed addition will be just at the maximum allowed building coverage of 10% and has already been approved with a zoning permit. This application is for a proposed 8' x 24" second story deck that would increase the building coverage to 10.8% where 10% is the maximum allowed.

Charlie Schaeffer, builder, presented on behalf of this proposal. The house resides in two zones and because of the separate zone district, the coverage reverts to the more restrictive zoning. C. Schaeffer stated that the garage has a faux roof which may be eliminated as well as the existing shed in order to reduce and remediate the coverage issues. The hardship surrounding this application is that the lot is split between zones and the portion that is situated in the more restricted area is unbuildable. The allowable coverage zoned on Pratt Street is 10 % vs 20% which is allowable on Main Street. By eliminating the garage, the roof and the shed,

the nonconformities will be reduced. The septic tanks will be moved away from the deck and will meet the 10-foot code compliant requirement.

P. Greenberg asked if anyone wished to speak in favor or in opposition to this application.

There was no public comment.

There were no further questions from the Board

The CT River Gateway Commission submitted a letter in which they state that they have no opposition to the granting of the requested variance as the proposed developments are insignificant in size and unseen from the river, which is consistent with the protective mission of the Gateway Commission.

P. Greenberg closed the Public Hearing

- **Application 16-3** on behalf of Vincent and Kelly Sadoski, 11 Little Point Street, Essex, CT, Assessor Map 31, Lot 7, VR District, requesting variances to sections 40D, 40E, 401.1, 50D and 60B to locate an addition on a house to a point one foot from the side property line where 25 feet is required, and to allow an increase in building coverage to 18.5% where 10% is the maximum coverage allowed.

The property is a narrow parcel that is .2 acre in size with a single family dwelling on it along with a detached garage. The garage is approximately one-foot from the side property line. The applicant proposed to add on to the rear of the house. The building coverage is at 10.7% where 10% is the maximum allowed. This proposal is to remove the existing garage and to add an 855.4 s/f addition off the rear of the house. The addition would include an attached garage that would also be one foot from the same side property line. Per the building code the wall of the garage along the property line would be fire-rated for 2 hours. The proposed addition would increase the building coverage to 18.5% where 10% is the maximum allowed.

Kelly and Vincent Sadoski presented on behalf of this application. Vincent Sadoski presented a drawing to the Board of the proposed construction. V. Sadoski stated that the existing interior stairs are 7/7 and nonconforming, making access to the second floor difficult and inconvenient. V. Sadoski stated that he would like to rebuild the garage and set it back eight feet across the property line which will not infringe on the neighboring property.

V. Sadoski proposes to duplicate the dormers on the garage and move garage 4' 6" forward, toward the road. The proposed size of the garage is 11' x 22'. V. Sadoski stated that his is the smallest lot on the street.

K. Sadoski stated that the adjoining neighbors are in favor of this proposal and have submitted letters to the file reflecting the same.

P. Decker stated that he is the Treasurer on behalf of the River Cemetery, and the Cemetery Board has reviewed the application and they have no issue with this proposal.

P Greenberg stated that the 18% proposed coverage is quite a bit higher than the Board would accept.

P. Greenberg stated that the house was built in 1800's, and the lot size is small, and both of those factors create a hardship, however the proposed 18% coverage is not acceptable.

M. Wells stated that the applicant has the option to withdraw the proposal and consider making adjustments in order get their design closer to the 15%, and resubmit at a later date, or they have the option to move forward and request that the Board vote on the proposal before them.

V Sadoski withdrew the application.

There was no public comment and there was no further comment from the Board.

P. Greenberg closed the Public Hearing.

Regular Meeting

MOTION to grant approval to, **Application No. 16-2** on behalf of Pam Carroll, 39 Main Street, Essex, CT, Assessor Map 47 Lot 48, EV District, requesting variances to sections 40C, 40D, 401.1, and 60 B of the Essex zoning regulations to allow the addition of an 8' x 24' deck to increase the maximum building coverage to 10.8% where 10% is the maximum coverage allowed. The hardship associated with this proposal is that the lot is split between zones and the part that is situated in more restricted area is unbuildable. Further, the applicant is mitigating the coverage issues by reducing a nonconformity. The Variance is granted in accordance with the plans as submitted; **MADE** by W. T. Furgueson; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, W. Veillette, W. T. Furgueson, P. Decker, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Correspondence and Invoices

There was no correspondence and there were no invoices.

Approval of Minutes –February 16, 2016

MOTION to approve the February 16, 2016 Minutes; **MADE** by W. Veillette; **SECONDED** by P. Decker; **IN FAVOR:** P. Greenberg, W. Veillette, W. T. Furgueson, P. Decker, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Other

There was no other business

Adjournment

MOTION to adjourn the meeting at 7:35p.m. to the next regularly scheduled meeting to be held on Tuesday, April 19, 2016 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by P. Decker; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, W. T. Veillette, W. T. Furgueson, P. Decker, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary