

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

April 26, 2016 – Public Hearing and Special Meeting

The Essex Zoning Board of Appeals conducted a Special Meeting on Tuesday, April 26, 2016 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P. Greenberg Chair, B. Sarrantonio W. Veillette 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 16-5** on behalf of 30 River Road Drive, Essex, CT, Assessor Map 11, Lot 18-7, RRR District, requesting variances to sections 40C, 40C, and 64B to allow one end of a proposed house on the downhill end to come to a height of 37'3" where 30' is the maximum building height allowed.

Seated for this meeting was P. Greenberg Chair, B. Sarrantonio, W. Veillette and P. Beckman

The property is a vacant 2.08 acre parcel that slopes away from access-way from the front down to the rear of the lot. This is an interior lot that is accessed along a shared driveway that leads to two other homes.

David M. Reagan, President Reagan Homes presented on behalf of this application. D. Reagan stated that the proposed house will be positioned on a slope and because of the grade, the location where the back of the house is situated will place the roof height at 37' from grade, and there will be a full walk out basement in the rear of the house. D. Reagan stated that if it was possible to construct the house on level ground, the roof height would be 28 feet, which does not include the chimney.

D. Reagan stated that a variance was granted to the adjacent neighbors in December 2014 for Application 14-23 on behalf of Corey Grossman, 32 River Road Drive. This was a proposal to allow construction of a new, single family house to come to a height of 38 feet where 30 feet is the maximum building height allowed.

D. Reagan stated that the proposed house will remain at the low 28' profile from the front view of the property and the roof height related to this proposal will not impact the surrounding properties. The land behind this property is open space which owned by the Essex Land Trust. The hardship surrounding this proposal is the slope and the topography of the property.

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

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.

There were no further questions from the Board.

P. Greenberg closed the Public Hearing at 7:05pm

REGULAR MEETING

MOTION to grant approval to **Application 16-5** on behalf of 30 River Road Drive, Essex, CT, Assessor Map 11, Lot 18-7, RRR District, requesting variances to sections 40C, 40C, and 64B to allow one end of a proposed house on the downhill end to come to a height of 37'3" where 30' is the maximum building height allowed. The hardship associated with this proposal is that the slope of the lot and this proposal presents no harm to the abutting property owners. The Variance is granted in accordance with the plans as submitted; **MADE** by B. Sarrantonio; **SECONDED** by P. Beckman; **IN FAVOR:** P. Greenberg, W. Veillette, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 3-0-0.

Correspondence and Invoices

There was no correspondence and there were no invoices.

Adjournment

MOTION to adjourn the meeting at 7:10p.m. to the next special meeting to be held on Tuesday, May 17, 2016 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by WP Beckman; **SECONDED** by W. Veillette **IN FAVOR:** P. Greenberg, W. Veillette, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 3-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary