

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. Fergusson
William Veillette*

Alternate Members

*Ward Feirer
Peter Decker
Philip J. Beckman*

Unapproved

Minutes

April 19, 2016 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 19, 2016 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P. Greenberg Chair, B. Sarrantonio, W. Veillette, W. Feirer, 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. 16-4** on behalf of Fred Weber, 16 Maple Avenue, Essex, CT, Assessor Map 17 Lot 22, VR District, requesting variances to sections 40D, 40E, 401.1, 50D and 60 B of the Essex zoning regulations to allow the construction of an 8' x 30' open, covered porch that would come to a point 23.5' from a side property line where 25' is required. The location of the house slightly encroaches the right side setback area.

Seated for this proposal were P. Greenberg, B. Sarrantonio, W. Veillette, W. Feirer and P. Beckman.

Fred Weber presented on behalf of this application. F. Weber distributed photographs related to this proposal and entered three letters from surrounding neighbors, into the record. F. Weber proposes the construction of an open front porch consisting of a raised deck, and an attached roof supported by columns and with a surrounding railing with spindles.

The house was constructed in 1938 which was prior to zoning. A portion of the house currently sits within the side building setback along the eastern portion of the property line, and in the way that it is positioned, it is not parallel to the side yard setback. The porch addition will continue the existing roofline that will sit into the east setback and will go from 0.8" to 1.5", which presents a minimal encroachment. The right, front corner of the house is 1.5' over setback and that is the point at which the attached, open porch will begin and extend 8' toward the street. At that point it is over the line by 9.4".

The hardship associated with this proposal is that the pre-existing house and lot predates zoning and the manner in which the house is situated on the lot, placing it within the side building setback. This proposal presents less of an encroachment on the front yard setbacks.

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

There were four letters entered into the record:

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.

A letter from Peter and Susan Scott, 17 Maple Ave., fully supporting this proposal;

A letter from Marion Stiehl, 13 Maple Ave; fully supporting this proposal;

A letter from Garry and Jill Delea, 12 Maple Ave., offering support of this proposal.

There were no further questions from the Board.

P. Greenberg closed the Public Hearing at 7:10pm

REGULAR MEETING

MOTION to grant approval to, **Application No. 16-4** on behalf of Fred Weber, 16 Maple Avenue, Essex, CT, Assessor Map 17 Lot 22, VR District, requesting variances to sections 40D, 40E, 401.1, 50D and 60 B of the Essex zoning regulations to allow the construction of an 8' x 30' open, covered porch that would come to a point 23.5' from a side property line where 25' is required. The hardship associated with this proposal is that the pre-existing house and lot predates zoning and the manner in which the house is situated on the lot placing it within the side building setback. This proposal presents less of an encroachment on the front yard setbacks. The Variance is granted in accordance with the plans as submitted; **MADE** by W. Veillette; **SECONDED** by B. Sarrantonio; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Veillette, W. Feirer, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Correspondence and Invoices

There was no correspondence and there were no invoices.

NEW BUSINESS:

M. Wells stated that the Zoning Commission is amending the zoning regulations and they are seeking feedback from the ZBA. The ZBA commissioners expressed interest in the review of the regulations, however they have not yet received the amendments.

OLD BUSINESS:

Approval of Minutes – March 15, 2016

MOTION to approve the March 15, 2016 Minutes as presented; **MADE** by W. Veillette; **SECONDED** by W. Feirer; **IN FAVOR:** P. Greenberg, W. Veillette, W. Feirer, P. Beckman; **OPPOSED:** None; **ABSTAINING:** B. Sarrantonio; **MOTION CARRIED:** 4-0-1.

Other

M. Wells announced that a special meeting will be conducted on April 26, 2016 to hear 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. The reason for the special meeting is due to an error in publication related to this application. The Notice has been republished.

Adjournment

MOTION to adjourn the meeting at 7:20p.m. to a special meeting which will be held on Tuesday, April 26, 2016 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by W. Veillette; **SECONDED** by W. Feirer; **IN FAVOR:** P. Greenberg, W. Veillette, B. Sarrantonio, W. Feirer, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary