

TOWN OF ESSEX
Zoning Board of Appeals

29 West Avenue • Essex, Connecticut 06426
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Executive Board

*Paul Greenberg, Chair
W. T. Furgueson, Vice Chair
W. Feirer, Secretary*

Regular Members

*Barbara Sarrantonio
William Veillette*

Alternate Members

*Philip J. Beckman
George Wendell
Richard Rybak*

Unapproved

MINUTES

June 20, 2017 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 20, 2017 at 7:00 p.m. in Room B of the Essex Town Hall. Attending Members were W.T. Furgueson, Acting Chair; W. Feirer, B Sarrantonio, W. Veillette, regular members; P Beckman, Alternate and G Wendell, Alternate.

Staff:

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

W T Furgueson called the meeting to order at 7:00pm

Seated for the meeting were WT Furgueson, W. Feirer, B Sarrantonio, W. Veillette, P Beckman, G Wendell.

Audience members: There were 5 audience members

PUBLIC HEARINGS

W T Furgueson stated that **Application No. 17-5** on behalf of Michael Picard, 175 Saybrook Road, Essex, CT, Assessor's Map 74, Lot 11, requesting variances to Sections 40C, 40D, 40E, 40I.1, 40N, 40R, 50C.2, 50D, 61B and 101D of the zoning regulations has been withdrawn.

W T Furgueson stated that **Application 17-8** on behalf of John and Susan Abbott, 151 River Road, Essex, CT, Assessor's Map 2, Lot 3, RRR District, requesting variances to sections 40C, 40D, 40E, 40J, 40R, 50D and 64B of the Essex zoning regulations is still before the Gateway Commission and the applicant has signed an extension to the July 17, 2017 ZBA meeting.

- **Application No. 17-9** on behalf of Dee Ferris and Allen Divoll, 15 Scholes Lane, Essex, CT, Assessor's Map 47, Lot 33, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a 77 square-foot addition to a point 19.5 feet

from a side property line where 25 feet is required. Also, to increase the building coverage from 16.6% to 18% where 10% is the maximum building coverage allowed.

W Feirer recused himself from this proposal.

Seated for this proposal were W T Furgueson, B Sarrantonio, W Veillette, G Wendell, P Beckman.

Joe Bergen Architect presented on behalf of the applicants. This application is a request to add a 77 square foot addition with new stoop, vestibule and bathroom/utility room. The existing bathroom will be demolished. The 77 s.f. addition to the rear of the house comes to a point 19.5 feet from the side property line where 25 feet is required. J Bergen stated that the building preexists the zoning regulations and anything done on this property would be in violation to the zoning regulations.

W T Furgueson asked if anyone wished to speak in favor or in opposition to this application.

There was no public comment.

J Bergen stated that the applicants have spoken with the neighbors and there is no opposition to this proposal.

There were no further questions from the Board.

W T Furgueson closed the Public Hearing at 7:12pm.

- **Application No. 17-10** on behalf of William Stanlonis, 63 West Avenue, Essex, CT, Assessor's Map 32, Lot 7, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to allow a 10 x 12 shed up to the side property line where 30 feet is required. Also, to allow the existing building coverage to increase from 11.2% to 11.8% where 10% is the maximum building coverage allowed.

Seated for this proposal was G Wendell, B Sarrantonio, W Veillette, W Feirer and W. T Furgueson

This is an application request to allow a 10' x 12' shed to remain in place, up to the side property line where 30 feet is required. Also, to allow the existing building coverage to increase from 11.2% to 11.8% where 10% is the maximum building coverage allowed. The property owner installed the shed without first obtaining an approval from the Zoning office. The shed is under 200 s.f. in size and as such it does not require a health permit or a building permit, however it does require an approved zoning permit.

William Stanlonis presented on behalf of this proposal. W Stanlonis stated that prior to installation and in several previous discussions with the Land Use office he was under the impression that he was in compliance with the placement of the shed on his property. However, in the past few weeks he received a violation letter from the ZEO. W Stanlonis stated that based on the topography and the grade, this was the only location on his property on which the shed could be installed and he noted that he has placed the shed seven feet off the travel portion of the roadway, allowing for a clear site line.

W T Furgueson asked if anyone wished to speak in favor or in opposition to this application.

Debra Bliska, Donald Road, Essex stated that she has admired the improvements made on the property and in particular this shed, and she is in favor of the location on which the shed was placed.

Ray Coyle, 61 West Avenue, Essex stated that he lives next door to Mr. Stanlonis and he finds the shed to be attractive and he is in favor of this proposal.

There was no further public comment.

W Stanlonis stated that the neighbor's have been supportive of the installation of the shed and approve of the design, etc.

W T Furgueson closed the Public Hearing at 7:35pm.

REGULAR MEETING

Discussion and possible decision on applications:

- **Application No. 17-9** on behalf of Dee Ferris and Allen Divoll, 15 Scholles Lane, Essex, CT

P Beckman stated that this is a humble addition and effort has been made to keep this proposal as close to being in compliance as possible.

MOTION to approve a variance for **Application No. 17-9** on behalf of Dee Ferris and Allen Divoll, 15 Scholes Lane, Essex, CT, Assessor's Map 47, Lot 33, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a 77 square foot addition to a point 19.5 feet from a side property line where 25 feet is required. Also, to increase the building coverage from 16.6% to 18% where 10% is the maximum building coverage allowed. Hardship associated with this proposal is that the property predates zoning along with the difficulty of the property related to the topography. This proposal is approved in accordance with the plans submitted; **MADE** by W T Furgueson; **SECONDED** by P Beckman; **IN FAVOR:** P Beckman, B Sarrantonio, W. Veillette, W T Furgueson, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

- **Application No. 17-10** on behalf of William Stanlonis, 63 West Avenue, Essex, CT

B Sarrantonio stated that whether the applicant was misinformed or if he misunderstood, the installation of the shed was an honest error, not affecting any neighbor's property.

G Wendell stated that the hardship associated with this proposal is the notch nature of the property line.

MOTION to approve a variance for **Application No. 17-10** on behalf of William Stanlonis, 63 West Avenue, Essex, CT, Assessor's Map 32, Lot 7, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to allow a 10 x 12 shed up to the side property line where 30 feet is required. Also, to allow the existing building coverage to increase from 11.2% to 11.8% where 10% is the maximum building coverage allowed; The hardship is the small lot size combined with the topography. This proposal is approved in accordance with the plans submitted; **MADE** by G Wendell;

SECONDED by W Feirer; **IN FAVOR:** G Wendell, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

3. New Business

There was no new business.

4. Old Business

- Approval of Minutes –Meeting Minutes, April 18, 2017

MOTION to approve the April 18, 2017 Regular Meeting Minutes as presented; **MADE** by P Beckman; **SECONDED** by W Veillette; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

5. Correspondence and Invoices

There were no invoices and no correspondence.

6. Public Comment

W Stanlonis questioned if a variance is required for the portable toilets which are more than 200 s.f. in size. Mr. Stanlonis was informed that this is not within the purview of the ZBA.

7. Adjournment

MOTION to adjourn the meeting at 7:55p.m. to the next regularly scheduled meeting which will be held on Tuesday, July 18, 2017 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by W Feirer; **SECONDED** by W T Furgueson; **IN FAVOR:** P Beckman, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary