



TOWN OF ESSEX  
**Zoning Board of Appeals**

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

**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**

**December 19, 2017 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, December 19, 2017 at 7:00 p.m. in Room B of the Essex Town Hall. Seated for the meeting were P Greenberg, W Feirer, W.T Furgueson, R Rybak seated for W. T. Furgueson.

**Staff:**

Stella C. Beaudoin, Recording Clerk  
Suzanna McCauley, Esq., Legal Counsel

Audience members: There were 2 audience members

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

**PUBLIC HEARINGS**

This evening's quorum was comprised of 3 regular members and one seated alternate. The applicants agreed to proceed with their presentation.

- **Application 17-21 Bette Lomme, 15 Novelty Lane, Essex, CT**, Assessor's Map 50, Lot 5-1, WF District, requesting variances to sections 40E, 40L.1, 5D and 71B of the zoning regulations to allow the increase in height of a nonconforming area of the existing roof line by 39 inches.

Seated for this application were P Greenberg, W Feirer, W Veillette, R Rybak.

The subject property which is located at 15 Novelty Lane is a lot that is on the northeastern shore of Middle Cove and in a Waterfront District. The property is a flat lot, .71 acre in size with a single-story, single family dwelling situated on it. Most of the house is located within the front and northern side setback areas. The applicant proposes to add windows to a foyer area that would increase the height of this area by 39 inches making this proposal an expansion of a nonconforming portion of the house.

B Lomme is seeking a variance to allow an increase in height of the entryway located in the front setback area. The house was constructed in 1926 prior to the zoning regulations and subsequent changes in the zoning regulations preclude increasing the building height in setback areas.

Attorney Terry Lomme who presented on behalf of this proposal stated that the house which was constructed in 1926 is situated in the setback and he cited the "Hyde amendment" stating that the actual increase to the roof in the entryway is 39 inches.

T Lomme stated that the hardship surrounding this proposal relates to the house which existed prior to zoning and the regulation change subsequent to the applicant's purchasing the house. T Lomme stated that he is seeking a height variance and this proposal does not infringe any further into the setback.

T Lomme stated that there were no comments from the neighbors related to this proposal.

A brief discussion ensued.

There were no further comments from the Board.

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

There was no public comment.

There was one letter submitted into the record from the CT River Gateway Commission which states no objection to this proposal.

P Greenberg closed the Public Hearing at 7:07 pm.

### **REGULAR MEETING**

Discussion and possible decision on the application:

- **Application 17-21 Bette Lomme, 15 Novelty Lane, Essex, CT**, Assessor's Map 50, Lot 5-1, WF District.

**MOTION** made by W Feirer to approve a variance for **Application 17-21 Bette Lomme, 15 Novelty Lane, Essex, CT**, Assessor's Map 50, Lot 5-1, WF District, requesting variances to sections 40E, 40L.1, 5D and 71B of the zoning regulations to allow the increase in height of a nonconforming area of the existing roof line by 39 inches. The hardship associated with this proposal is that the house was constructed prior to zoning, the regulations were changed after the applicant purchased the house and the applicant proposes a very minor adjustment to the roofline. This proposal is approved in accordance with the plans as submitted; **SECONDED** by R Rybak; **IN FAVOR**: P Greenberg, W Feirer, W Veillette, R Rybak; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 4-0-0.

### **NEW BUSINESS**

There was no new business.

### **OLD BUSINESS**

- **Approval of Minutes –Meeting Minutes, November 21, 2017**

**MOTION made** by R Rybak to approve the November 21, 2017 Regular Meeting Minutes with the following amendment; 1) Page 2, first paragraph to read, “In addition to the proposed *screen porch*”; **SECONDED** W Feirer; **IN FAVOR:** P Greenberg R Rybak, W Veillette, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

#### **CORRESPONDENCE AND INVOICES**

There were no invoices and no correspondence.

#### **PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

**MOTION made** by R Rybak to adjourn the meeting at 7:15 p.m. to the next regularly scheduled meeting which will be held on Tuesday, January 19, 2018 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer; **IN FAVOR:** P Greenberg R Rybak, W Veillette, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary