

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

*Paul Greenberg, Chair
Michael Noto, Vice Chair*

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

Regular Members

*Al Daddona
W. T. Furgueson
William Veillette*

Alternate Members

*Ward Feirer
Barbara Sarrantonio
Peter Decker*

***AMENDED Record of the Vote
June 17, 2014 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 17, 2014 at 7:30 p.m. in Room A of the Essex Town Hall.

Attending Members:

Paul Greenberg
Al Daddona
Michael Noto
W. T. Furgueson
William Veillette
Barbara Sarrantonio
Ward Feirer

Absent Members:

Peter Decker

MOTION to continue the Appeal of an Order by the Zoning Enforcement official by John Finkeldey for property located at 33 Plains Road, Essex, CT, Assessors Map 45 Lot 20 to the *July 15, 2014 regularly scheduled meeting; **MADE** by M. Noto ; **SECONDED** by A. Daddona; **IN FAVOR:** M. Noto, W. Veillette, W. Furgueson, P. Greenberg, A. Daddona; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant a variance to **Application 14-7** on behalf Elaine and Martin White, 101 North Main Street, Essex, Assessor's Map 17 Lot 9, VR District requesting variances to sections 40D, 40E, 40I.1 50D and 60B of the Essex zoning regulations to allow a 4' x 20' porch extension to a point 22 feet from the front property line where 30 feet is required. Also, to allow an increase in maximum building coverage to increase 10% where 7.5% is the maximum allowed. The hardship associated with this proposal is the pre-existing location of the house which was constructed prior to the inception of the Essex Zoning regulations and the coverage restrictions. This variance is granted in accordance with the plans as submitted; **MADE** W. Veillette; **SECONDED** by M. Noto; **IN FAVOR:** M. Noto, W. Veillette, W. Furgueson, P. Greenberg, A. Daddona; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant a variance to **Application 14-8** on behalf Lisa and Jerry Baczewski, 10 River Street, Essex, Assessor's Map 28, Lot 34 VR District, District, requesting variances to

sections 40D, 40E, 50D and 60B of the Essex zoning regulations to allow a 99 sq. ft deck, a 124 s.f. porch addition and a landing to increase the building coverage to 11.5% where 7.5% is the maximum building coverage allowed. The hardship associated with this proposal is the pre-existing location of the house which was constructed prior to the inception of the Essex Zoning regulations. This variance is approved in accordance with the plans as submitted. **MADE** by M. Noto; **SECONDED** by W. Veillette ; **IN FAVOR:** M. Noto, W. Veillette, W. Furgueson, P. Greenberg, A. Daddona; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to continue the Public Hearing to *July 15, 2014 to consider a variance to **Application 14-9** on behalf of Andrea Griffis Inglis, 49 West Avenue, Essex, Assessor's Map 32, Lot 16, VR District,, requesting variances to sections 40C, 40D, 40I.2 and 60B of the Essex zoning regulations to allow a 14' x 22' accessory building to be located two feet from the eastern side property line where five feet is required. Also to allow an increase in building coverage to 14.4% where 7.5% is the maximum building coverage allowed; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** M. Noto, W. Veillette, W. Furgueson, , P. Greenberg, A. Daddona; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve of the May 20, 2014 meeting Minutes as presented; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** M. Noto, P. Greenberg, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to approve a Certificate of Location for **Application 14-10** on behalf of Trevor Hilliar, 6 Main Street, Ivoryton, Assessor's Map 42, Lot 15, requesting an approval for the location of an auto repair business under new ownership; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** M. Noto, P. Greenberg, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to adjourn the meeting at 9:15 p.m. to the next regularly scheduled meeting to be held on Tuesday, *July 15, 2014 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by A. Daddona; **SECONDED** by W. T. Furgueson; **IN FAVOR:** M. Noto, P. Greenberg, W. Veillette, W. Furgueson, A. Daddona; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary