

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

*Paul Greenberg, Chair
Michael Noto, Vice Chair*

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Regular Members

*Al Daddona
W. T. Furgueson
William Veillette*

Alternate Members

*Ward Feirer
Barbara Sarrantonio
Peter Decker*

**Record of the Vote
December 16, 2014 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, December 16, 2014 at 7:30 p.m. in Room A of the Essex Town Hall.

Attending Members:

W. T. Furgueson
Michael Noto
William Veillette
Peter Decker
Barbara Sarrantonio
Ward Feirer

Absent Members

Paul Greenberg
Al Daddona

- **MOTION** to table consideration of **Application No. 14-20** on behalf of Darryl and Barbara Hersant, 31 Grandview Terrace, Essex, CT, Assessor's Map 27, Lot 86, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to add a 141 square foot roof extension to the front of house and to a point 22.56 feet from front property line where 30 feet is required, and a 540 square foot addition off the rear of the house and to a point 28.5 feet from another front property line where 30 feet is required. Both additions would increase building coverage from 11.2% to 15.5% where 7.5% is the maximum coverage allowed; **MADE** by B. Sarrantonio; **SECONDED** by W. Feirer; **IN FAVOR:** M. Noto, W. Veillette, W.T. Furgueson, B. Sarrantonio W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.
- **MOTION** to deny a variance to **Application No. 14-21** on behalf of David Facchini, 6 North Main Street, Essex, CT, Assessor's Map 31, Lot 24, EV District, requesting variances to sections 110A and 110F of the Essex zoning regulations to allow for three off-street parking spaces when 12 are required for existing or proposed uses. The variance is denied due to a demonstrated lack of hardship and the hardship associated with this proposal is self-created; **MADE** by M. Noto; **SECONDED** by W. Veillette; **IN FAVOR:** M. Noto, W. Veillette, W. Feirer; **OPPOSED:** B. Sarrantonio, W.T. Furgueson ; **ABSTAINING:** None; **MOTION CARRIED:** 3-2-0.
- **MOTION** to grant a variance to **Application 14-22** on behalf of Michael Blais, 7 Budney Hill Road, Ivoryton, CT, Assessor's Map 38, Lot 7, RUM District, requesting variances to sections

40C, 40D, 40L.1, and 62B of the Essex zoning regulations to allow a shed to be located to a point 10 feet from the front property line where 40 feet is required and to a point 5 feet from a side property line where 30 feet is required and to a point 10 feet from a rear property line where 30 feet is required. Also, to increase the building coverage from 19.7% to 20.9% where 7.5% is the maximum building coverage allowed. The hardship associated with this application is within the topography of the land, the limitation of where the shed can be placed and the fact that the lot is already far over the 15 % coverage issue. This variance is approved in accordance with the plans as submitted and the pamphlet provided at this evening's meeting which reflects the specific shed to be installed; **MADE** by W. T. Furgueson; **SECONDED** by W. Feirer; **IN FAVOR:** M. Noto, W. Veillette, W. T. Furgueson, B. Sarrantonio, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

- **MOTION** to grant a variance to **Application 14-23** on behalf of Corey Grossman, 32 River Road Drive, Essex, CT, Assessor's Map 11, Lot 18-8, RRR District, requesting variances to sections 40C, 40D and 64B of the Essex zoning regulations to allow a new single family dwelling come to a height of 38 feet where 30 feet is the maximum building height allowed. The hardship associated with this application is within the topography of the land. The homeowner be advised to give do consideration to the concerns as stated in the December 2014 letter submitted by the CT River Gateway Commission. This variance is approved in accordance with the plans submitted; **MADE** by W. Feirer; **SECONDED** by W.T. Furgueson; **IN FAVOR:** M. Noto, W. Veillette, W. T. Furgueson, W. Feirer, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Application 14-24 on behalf of Matt Carroll, 107 Main Street, Ivoryton, CT, Assessor's Map 57, Lot 14, C District, requesting a variances to sections 110A and 110F of the Essex zoning regulations to allow for sixteen off-street parking spaces when 41 spaces are required for existing or proposed uses of the Essex zoning regulations. Ward Feirer stepped down and recused himself from the proceedings. Peter Decker was seated.

- **MOTION** to grant a variance to **Application 14-24** on behalf of Matt Carroll, 107 Main Street, Ivoryton, CT, Assessor's Map 57, Lot 14, C District, requesting a variances to sections 110A and 110F of the Essex zoning regulations to allow for sixteen off-street parking spaces when 41 spaces are required for existing or proposed uses of the Essex zoning regulations. The hardship associated with this application is the use as a restaurant and the lot is preexisting. There will be no increase in the size of the building and there will be no proposed difference in the use, the use is appropriate for the building and the neighborhood, and otherwise meets the requirements of the zoning regulations. The reduction of the existing setback violations bring this property more into compliance. This variance is approved in accordance with the plans submitted; **MADE** by P. Decker; **SECONDED** by W. T. Furgueson; **IN FAVOR:** M. Noto, W. Veillette, B Sarrantonio, W. T. Furgueson, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.
- **MOTION** to approve the November 2014 Minutes as presented; **MADE** by P. Decker; **SECONDED** by W. Veillette; **IN FAVOR:** M. Noto, W. Veillette, P. Decker, W.T. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.
- **MOTION** to carry over and to approve the existing slate of officers as presented; **MADE** by M. Noto; **SECONDED** by W. Veillette; **IN FAVOR:** M. Noto, W. Veillette, W. Feirer, B.

Sarrantonio, W. T. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

- **MOTION** to approve the 2015 Meeting Calendar as presented with a 7:00 p.m. meeting start time; **MADE** by P. Decker; **SECONDED** by B. Sarrantonio; **IN FAVOR:** M. Noto, P. Decker, B. Sarrantonio, W. T. Furgueson, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.
- **MOTION** to adjourn the meeting at 9:45 p.m. to the next regularly scheduled meeting to be held on Tuesday, January 20, 2015 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by W. Feirer; **SECONDED** by M. Noto; **IN FAVOR:** M. Noto, W. Veillette, W. T. Furgueson, W. Feirer, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary