

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
May 19, 2015 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 19, 2015 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P. Greenberg, M. Noto, A. Daddona, W. Veillette and W. T. Furgueson. Alternate members, W. Feirer, P. Decker and B. Sarrantonio present, however not seated.

MOTION MADE by M. Noto to keep the Public Hearing open and to continue to the June 16, 2015 regularly scheduled Zoning Board of Appeals meeting, consideration of **Application No. 15-11** on behalf of Cumberland Farms, 82 Main Street, Centerbrook, Assessor's Map 43, Lot 29, C District, requesting a variance to sections 40D, 40E, 40U, 40T, 50C.2, 50D and 80B of the Essex zoning regulations to allow a proposed site development and the demo and relocation of an 1800 s/f retail store to one that is 4,250 s/f in size. Redevelopment would propose to allow 72.7% of lot coverage where 65% is the maximum allowed, the expansion of mini-mart retail space to increase, more than 25% of the available parking spaces to be between the new building and the street, and to allow an increase in building coverage from 6.4% to 16.8% where 15% is the maximum building coverage allowed; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, W.T. Furgueson, W. Veillette, A. Daddona, M. Noto; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION MADE by M. Noto to grant a Variance to **Application No. 15-9** on behalf of Douglas Wisch, 7 Bank Lane, Essex, Assessor's Map 47, Lot 80, VR District, requesting variances to sections 40C, 40D, 40I and 60B of the Essex zoning regulations to allow an accessory structure to be located to a point 5 feet and 3 inches from a side property line where 25 feet is required. Also, to allow the existing building coverage to increase from 11.85% to 12.6% where 10% is the maximum building coverage allowed. The hardship associated with this proposal is the nature of the property which make any additions to be in violation of the setback. The proposed shed size is not excessive. This Variance is approved and conditioned on the sketch submitted which reflects a shed size of 12' x 16' with a 12' height; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, W.T. Furgueson, W. Veillette, A. Daddona, M. Noto; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION MADE by M. Noto to approve **Application No. 15-10** on behalf of Tower Laboratories, LLC, 8 Industrial Park Road, Centerbrook, Assessor's Map 45, Lot 1, LI District, requesting variances to sections 90C.1A and 90C.1.C of the Essex zoning regulations to allow a property in the LI District to locate a parking area within a 50 foot wide front setback from a Town street. This parking area would also change a portion of a 35 foot-wide landscaped strip along the property line to be approximately 25 feet wide. The hardship is that nature of the property limits as to where the parking can be established as related to the location of the wetlands and the location of the leaching fields. This application is approved in accordance with the plans as submitted. **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, W.T. Furgueson, W. Veillette, A. Daddona, M. Noto; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION MADE by M. Noto to approve a Variance for **Application No. 15-12** on behalf of Cyrus and Pam Kissling, 2 Prospect Street, Essex, Assessor's Map 27, Lot 68, VR District, requesting variances to 40D, 40E, 50D, 40I.1 and 60B of the Essex zoning regulations to allow a 259 s/f addition onto an existing detached garage that is within a side yard setback area. Also to allow the existing building coverage to increase from 15% to 16.7% where 10% is the maximum coverage allowed. This proposal presents a minimal increase in coverage. This is an historic house constructed prior to the Zoning Regulations which creates a hardship along with the topography of the long, narrow property. The Board reviewed and considered this proposal based on the significant changes made from the prior application. The Board further recognizes the efforts made to reduce the size of the addition and to minimize the increase in coverage. This proposal is approved in accordance with the plans as submitted. **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, W.T. Furgueson, W. Veillette, A. Daddona, M. Noto; **OPPOSED:** None; **ABSTAINING:** None; **MOTION Noto CARRIED:** 5-0-0.

MOTION to approve the April 21, 2015 Minutes as amended; **MADE** by A. Daddona.; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, W.T. Furgueson, W. Veillette, A. Daddona, M. Noto; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to adjourn the meeting at 9:00.m. to the next regularly scheduled meeting to be held on Tuesday, June 16, 2015 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by A. Daddona; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, W.T. Furgueson, W. Veillette, A. Daddona, M. Noto; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary