

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
September 15, 2015 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, September 15, 2015 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P Greenberg, Chair, A. Daddona, W. T. Furgueson, W. Veillette. Alternate members, P. Decker, W. Feirer and B. Sarrantonio.

MOTION MADE by Ward Feirer to continue to the October 20, 2015 regularly scheduled ZBA meeting, **Application No. 15-16** on behalf of Cumberland Farms, 82 Main Street, Centerbrook, CT, Assessor's Map 43, Lot 29, C District, requesting variances to sections 40D, 40U, 50C.2, 50D, 80B, 104D.2 and 104D.3 of the Essex Zoning regulations to allow proposed site development and the demolition and relocation of an existing retail store to one that is 3,742 square feet in size, with the food service portion being a non-conforming expansion in conjunction with fuel sales. Also to add a third fuel pump, with a canopy as to all pumps and two 20,000 underground storage tanks, which is an extension of a non-conforming use within a Water Resource District; **SECONDED** by B. Sarrantonio; **IN FAVOR:** A. Daddona, 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 No. 15-17** on behalf of Essex Meadows Properties, Inc., 30 Bokum Road, Essex, CT, Assessor's Map 67, Lot 2-2, RLC District, requesting a variance to section 110G.1 of the Essex zoning regulations to allow six parking spaces with 8' x 16' dimensions where only 9' x 18' spaces are allowed. The hardship associated with this proposal is the topography of the land and the available, small area available for additional parking, which makes it difficult to accommodate the installation of additional parking spaces. This proposal is approved in accordance with the plans submitted "Essex Meadows Health Center, 30 Bokum Road, Essex, CT by Richard W. Gates, dated 6/2/2015 and 8/5/2015; **MADE** by A. Daddona.; **SECONDED** by P. Decker; **IN FAVOR:** A. Daddona, W. Veillette, W.T. Furgueson, P. Greenberg, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant a Variance to **Application No. 15-18** on behalf of Famah Hoffman, 18 Laurel Road, Essex, CT, Assessor's Map 27, Lot 13, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow a house to increase to a height of 35 feet where 30 feet is the maximum height allowed. The hardship associated with this proposal is the slope of the lot which is prohibitive for any alterations to the house. This variance is approved in accordance with the plans as submitted, prepared by John P. Beveridge, AIA, 18 River Road, Essex, CT, dated 8/8/2015; **MADE** by P. Decker.; **SECONDED** by W.T. Furgueson; **IN FAVOR:** P. Greenberg, A. Daddona, W. Veillette, W. T. Furgueson, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve the August 18, 2015 Minutes as presented; **MADE** by A. Daddona.; **SECONDED** by P. Decker; **IN FAVOR:**. A. Daddona, W. Veillette, W. T. Furgueson, P Greenberg, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to adjourn the meeting at 7:40p.m. to the next regularly scheduled meeting to be held on Tuesday, October 20, 2015 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by W. T. Furgueson; **SECONDED** by W. Veillette; **IN FAVOR:**. A. Daddona, W. Veillette, W. T. Furgueson, P. Greenberg, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary