

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

Record of the Vote
December 15, 2015 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, December 15, 2015 at 7:00 p.m. in Room A of the Essex Town Hall. Attending members were P. Greenberg, Chair, M. Noto, W. T. Furgueson. Alternate member, P. Decker was seated for A. Daddona.

MOTION to grant a variance to, **Application No. 15-21** on behalf of Kurt Smith, 186 Main Street, Ivoryton, CT, Assessor's Map 58, Lot 35, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the Essex zoning regulations to allow four doghouse dormers to be located on the portion of a house that is within the front yard setback area. Also, to allow an addition to the house where the side portion comes to a point 24 feet from a side property line where 30 feet is required, and where a portion comes to a point 34 feet from the front property line where 40 feet is required. The hardship associated with this proposal is related to the small size of the lot, and the house which 100 years old, predates the zoning regulations. Any changes made on this property will be in violation of the zoning regulations. The variance is approved in accordance with the plans submitted and limited to the pink shaded area reflected on the plans; **MADE** by M. Noto; **SECONDED** by P. Decker; **IN FAVOR:** P. Greenberg, M. Noto, W. T. Furgueson, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to grant a variance to, **Application 15-25** on behalf of George Sexton, 44 Birch Mill Trail, Essex, CT, Assessor's Map 90, Lot 3-35, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B to locate a 288 square foot shed 11 feet from a side property line where 30 feet is required. The hardship associated with this proposal is due to the topography of the property which limits the location of the shed. The variance is approved in accordance with the plans submitted and the photos referenced at this evening's meeting which the applicant will provide to the zoning enforcement officer so as to be made a part of this file; **MADE** by P. Decker; **SECONDED** by M. Noto **IN FAVOR:** P. Greenberg, M. Noto, W. T. Furgueson, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to grant a variance to, **Application 15-26** on behalf of Jens Hupkau, 25 Heron Pond Road, Essex, CT, Assessor's Map 74, Lot 6, RU District, requesting variances to sections 40C, 40D, 40J, and 61B to build a new single family dwelling to a height of 35 feet, 9 inches where 30 feet is the maximum height allowed. The hardship associated with this proposal is due to the topography of the land. The variance is approved in accordance with the plans submitted; **MADE** by W. T. Furgueson; **SECONDED**

by M. Noto; **IN FAVOR:** P. Greenberg, M. Noto, W. T. Furgueson, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to approve the November 17, 2015 Minutes as presented; **MADE** by P. Greenberg; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, M. Noto, W. T. Furgueson, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to adjourn the meeting at 7:40p.m. to the next regularly scheduled meeting to be held on Tuesday, January 19, 2016 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by M. Noto; **SECONDED** by P. Greenberg; **IN FAVOR:** W. T. Furgueson, P. Greenberg, M. Noto, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary