

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

*Paul Greenberg, Chair
Vacancy, Vice Chair*

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Regular Members

*Barbara Sarrantonio
W. T. Furgueson
William Veillette
Ward Feirer*

Alternate Members

*Peter Decker
Philip J. Beckman
George Wendell*

**Record of the Vote
June 21, 2016 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 21, 2016 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P. Greenberg, Chair, B. Sarrantonio, W. Feirer, P. Beckman, Alternate who was seated for the meeting and G. Wendell, Alternate who was seated for the meeting.

MOTION to move W. Feirer from alternate status to a regular member; **MADE** by P. Greenberg; **SECONDED** by B. Sarrantonio; **IN FAVOR:** P. Greenberg, B. Sarrantonio, P. Beckman, G. Wendell, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant approval to, **Application No. 16-11** on behalf of Stephen R. Cline, Successor Trustee of the E.S.T. Irrevocable Trust, 85 Westbrook Road, Essex, CT, Assessor's Map 53, Lot 3, and Map 54, Lot 18, LI District, requesting variances to sections 40D, 40E, 40I.1, 50D and 90E of the zoning regulations to add three building additions that will increase the existing building coverage to 25.5% where 25% is the maximum building coverage allowed. Also, one of the additions would come to a point 19' 7" from a rear property line where 50 feet is required. The hardship associated with this proposal is the configuration of the lot, the fact that it is sheltered and there was a defacto setback, and the applicant is decreasing the overall nonconformity in size. The Variance is granted with the following provisions: 1. Grant of Access Easement in the form provided is to be recorded in the Essex Land Records; 2. The two lots to be combined by a consolidating deed is to be recorded in the Essex Land Records; 3. The additions are to be constructed in accordance with the plans as submitted; **MADE** by B. Sarrantonio; **SECONDED** by W. Feirer; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant approval to, **Application 16-12** on behalf of Kristine Thomas, 5 River Road, Essex, CT, Assessor's Map 17, Lot 4, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulation to add a 1,070 square foot addition to a point 13.1' from the side property line where 30' is required. This proposal improves the performance of the lot in accordance with the zoning regulations. The Variance is granted in accordance with the plans as submitted; **MADE** by P. Beckman; **SECONDED** by G. Wendell; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Application 16-13 on behalf of Cogent Holdings, LLC, 124 Westbrook Road, Essex, CT, Assessor's Map 66, Lot 19, requesting variances to sections 40D, 40E, 50D and 80C of the zoning regulations to allow building additions that will increase the maximum building coverage from 15.2% to 15.4% where 15% is the maximum coverage allowed. The structure was built prior to the American Disabilities Act (ADA) regulations and this proposal will bring the building into compliance and improve the safety of the building. The Variance is granted in accordance with the plans as submitted. **MADE** by W. Feirer; **SECONDED** by B. Sarrantonio; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve the May 17, 2016 Regular Meeting Minutes with the following amendment; B. Sarrantonio did not abstain from the Vote on the approval of the regular meeting minutes; **MADE** by W. Feirer; **SECONDED** by P. Beckman; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Feirer, P. Beckman; **OPPOSED:** None; **ABSTAINING:** G. Wendell; **MOTION CARRIED:** 5-0-1.

MOTION to adjourn the meeting at 8:05p.m. to the next regularly scheduled meeting which will be held on Tuesday, July 19, 2016 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by P. Greenberg; **SECONDED** by P. Beckman; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary