

TOWN OF ESSEX
Zoning Board of Appeals

29 West Avenue • Essex, Connecticut 06426
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Executive Board

*Paul Greenberg, Chair
W. T. Furgueson, Vice Chair
W. Feirer, Secretary*

Regular Members

*Barbara Sarrantonio
William Veillette*

Alternate Members

*Philip J. Beckman
George Wendell
Richard Rybak*

Record of the Vote

July 18, 2017 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 18, 2017 at 7:00 p.m. in Room B of the Essex Town Hall. Attending Members were Paul Greenberg, W.T. Furgueson, W. Feirer, B Sarrantonio, P Beckman, Alternate and Richard Rybak, Alternate.

MOTION to deny a variance for **Application 17-11** on behalf of Douglas Dopp, 6 Dogwood Drive, Centerbrook, CT, Assessor's Map 55, Lot 14, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a 10 x 15 foot shed to a point 12 feet from a side property line where 30 feet is required, denied based on no demonstrated hardship; **MADE** by P Beckman; **SECONDED** by W Feirer; **IN FAVOR:** Seated were P Beckman, B Sarrantonio, W Feirer P Greenberg, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve a variance for **Application 17-12** on behalf of Mark Panaroni, 6 Main Street, Ivoryton, CT, Assessor's Map 42, Lot 15, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D, and 60B of the zoning regulations to locate a 10' x 22' deck and stairs to a point 20 feet from the rear property where 30 feet is required and increasing the building coverage from 11.4% to 13.2% where 10% is the maximum building coverage allowed. The hardship associated with this proposal is that this is a small lot and there is no alternative to the proposed location. The size of the lot, the reduction of a nonconformity improves the overall situation. This proposal is approved in accordance with the plans submitted; **MADE** by B Sarrantonio; **SECONDED** by W T Furgueson; **IN FAVOR:** P. Greenberg, W. T. Furgueson, W. Feirer, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to approve the June 20, 2017 Regular Meeting Minutes as presented; **MADE** by R Rybak; **SECONDED** by B Sarrantonio; **IN FAVOR:** P Greenberg, B Sarrantonio, W Feirer, W. T. Furgueson, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to adjourn the meeting at 8:30p.m. to the next regularly scheduled meeting which will be held on Tuesday, August 15, 2017 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by W Feirer; **SECONDED** by W T Furgueson; **IN FAVOR:** P Greenberg, B Sarrantonio, W Feirer, W. T. Furgueson, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,
Stella C. Beaudoin
Recording Secretary