

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
August 15, 2017 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, August 15, 2017 at 7:00 p.m. in Room B of the Essex Town Hall. Attending Members were P Greenburg Chair, W. Feirer, B Sarrantonio, W. Veillette, W. T. Furgueson, R. Rybak, Alternate, P Beckman, Alternate and G Wendell, Alternate.

MOTION made and seconded to amend the Agenda to move up Applications 17-3 and 17-4 to be heard first; **IN FAVOR:** Greenberg, B Sarrantonio, W Feirer, W Veillette, W. T. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION made and seconded to table discussion to the September 19, 2017 meeting on behalf of **Application 17-14** on behalf of Ian Neviasser, 18 Book Hill Road, Essex, CT, Assessor's Map 10, Lot 28, RU District, requesting variances to sections 40C, 40D, 40I.1, 50D, and 61B of the zoning regulations to locate a 5' x 5' front porch addition to a point 30 feet from the front property line where 40 feet is required in order to properly advertise and publish this application; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:**5-0-0.

MOTION made and seconded to approve a variance for **Application 17-8** on behalf of John and Susan Abbott, 151 River Road, Essex, CT, Assessor's Map 2, Lot 3, RRR District, requesting variances to sections 40C, 40D, 40E, 40J, 40R, 50D and 64B of the Essex zoning regulations to allow the demolition of a house and to replace with a new house that exceeds the maximum height allowed. Also, to allow a portions of a driveway to exceed 12% grade. Hardship associated with this proposal is that the property predates zoning along with the difficulty of the property related to the topography. This Variance is conditional with the criteria outlined in the CT River Gateway Commission letter of June 2017. This proposal is approved in accordance with the plans submitted; **IN FAVOR:** P Greenberg, B Sarrantonio, W Feirer, W. T. Furgueson, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION made and seconded to approve a variance for construction within the ten-foot side setback and to deny a variance to construct within the rear setback for **Application 17-13** on behalf of Jerry

and Lisa Baczewski, 10 Riverview Street, Essex, CT, Assessor's Map 28, Lot 34, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to locate a 26' x 30' detached garage to a point 10 feet from a side property line where 25 feet is required, and to a point 10 feet from a rear property line where 30 feet is required. **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION made and seconded to approve the July 18, 2017 Regular Meeting Minutes to reflect the following amendments: 1) W Veillette was not at the July 18th meeting; 2) Motion for approval related to Application 17-12 to include notation that the existing deck was unsafe; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION made and seconded to adjourn the meeting at 8:30p.m. to the next regularly scheduled meeting which will be held on Tuesday, September 19, 2017 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary