

TOWN OF ESSEX
Zoning Board of Appeals

29 West Avenue • Essex, Connecticut 06426
Telephone (860) 767-4340 • FAX (860) 767-8509

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
October 17, 2017 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, October 17, 2017 at 7:00 p.m. in Room B of the Essex Town Hall. Seated for the meeting were W.T. Furgueson, W. Veillette, G. Wendell, P. Beckman, R. Rybak.

MOTION made by W. T. Furgueson to deny a variance for **Application 17-16** on behalf of Mack Lane, LLC, 55 South Main Street, Essex, CT, Assessor's Map 46, Lot 23, VR District, requesting variances to sections 40C, 40D and 60B of the zoning regulations to locate a 28' x 36' detached garage that will increase building coverage from 6.8% to 12% where 10% is the maximum building coverage allowed; This proposal is denied based on lack of hardship; **SECONDED** by W. Veillette; **IN FAVOR:** P. Beckman, R. Rybak, W. T. Furgueson, W. Veillette, G. Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION made by P. Beckman to approve, **Application No. 17-17** on behalf of Stephen Cline, Successor Trustee, 85 Westbrook Road, Centerbrook, CT, Assessor's Map 53, Lot 3, LI District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 90B of the zoning regulations to locate an addition to a point 24 feet, 4 inches from a rear property line where 50 feet is required. The hardship associated with this proposal is the orientation of the lot and the location of the building. The previously granted variance of June 21, 2016 was abandoned by the applicant and is of no further force and effect. This proposal is approved in accordance with the plans as submitted; **SECONDED** by R. Rybak; **IN FAVOR:** P. Beckman, R. Rybak, W. T. Furgueson, W. Veillette, G. Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION made by P. Beckman to approve the September, 2017 Regular Meeting Minutes with the following amendments; 1) Page 2, third line to read: "minor increase in side setback encroachment; 2) Page 2: "B Buckley stated, *does not constitute a bedroom*"; **SECONDED** W. T. Furgueson; **IN FAVOR:** R. Rybak, P. Beckman, W. T. Furgueson, W. Veillette, G. Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION made by R Rybak to adjourn the meeting at 8:20 p.m. to the next regularly scheduled meeting which will be held on Tuesday, November 21, 2017 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W. T. Furgueson; **IN FAVOR:** R Rybak, P Beckman, W. Veillette, W T Furgueson, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary