



TOWN OF ESSEX
Zoning Board of Appeals

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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
January 16, 2018 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, January 16, 2018 at 7:00 p.m. in Room B of the Essex Town Hall. Seated for the meeting were B Sarrantonio, W Feirer, W. Veillette, R Rybak seated for P Greenberg and G Wendell seated for W. T. Furgueson.

MOTION made by G Wendell to approve a variance for **Application No. 17-23** on behalf of Charles Robertson, Kings Lane, Essex, CT, Assessor's Map 28, Lot 12-1 to allow a new single-family dwelling and a shed to be constructed on a preexisting substandard parcel and to be built at 13.8% building coverage where 10% is the maximum building coverage allowed. Also, to allow a driveway to be located within 5 feet of the northern side property line. The hardship associated with this proposal is that this is a preexisting lot size, and the placement of the driveway closer to the property line is required due to the placement of the house within the setback areas. This proposal is approved in accordance with the plans as submitted; **SECONDED** by R Rybak; **IN FAVOR** B Sarrantonio, W. Veillette, R Rybak, G Wendell; **OPPOSED**: W Feirer; **ABSTAINING**: None; **MOTION CARRIED**: 4-1-0.

MOTION made by R Rybak to approve a variance for **Application No. 17-24** on behalf of Gregory Laviero and Karen McLaughlin, 55 South Main Street, Essex, CT, Assessor's Map 46, Lot 23, VR District, requesting variances to sections 45C.1 and 45E.5 of the zoning regulations to allow an accessory apartment on a property that is under the minimum lot size for the district and to locate such a dwelling on the same property where a two-family dwelling exists. Approval of this proposal is conditioned with the following notations: The reduction of bedrooms from 6 to 4 in the main house and the addition of one-bedroom accessory apartment over the garage which is to be restricted to the use by the owner of the property, and the accessory apartment shall not be rented out. In accordance with the plans as submitted; **SECONDED** by W Veillette; **IN FAVOR** B Sarrantonio, W. Veillette, R Rybak; **OPPOSED**: G Wendell; **ABSTAINING**: W Feirer; **MOTION CARRIED**: 3-1-1. **Application Denied**.

MOTION made by W Feirer to approve the December 19, 2017 Regular Meeting Minutes with the following amendment; Final paragraph last page of the Minutes in the Motion to adjourn "to January 16, 2018"; **SECONDED** B Sarrantonio; **IN FAVOR** B Sarrantonio, W Feirer, W. Veillette, R Rybak, G Wendell; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

MOTION made by R Rybak to adjourn the meeting at 9:02 p.m. to the next regularly scheduled meeting which will be held on Tuesday, February 20, 2018 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer; **IN FAVOR** B Sarrantonio, W Feirer, W. Veillette, R Rybak, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary