

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board
Doug Demarest, Vice Chairman

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

Regular Members

*Al Daddona
Michael Noto
Paul Greenberg
W. T. Fergusson*

Alternate Members

William Veillette

RECORD OF THE VOTE
November 19, 2013 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, November 19, 2013 at 7:30 p.m. in Room A of the Essex Town Hall.

Attending Members:

Doug Demarest, Vice Chair
Paul Greenberg, Regular Member
Michael Noto, Regular Member
W.T. Fergusson, Regular Member
William Veillette, Alternate, seated for this meeting

Absent Members:

Al Daddona

MOTION to grant a variance to **Application No. 13 - 21** on behalf of Robert Osborn at 31 Book Hill Woods Road, Essex, CT, Assessor's Map 7, Lot 1-9, RRR District, requesting variances to sections 40C, 40D, 40I.1, and 64B of the Essex zoning regulations to locate a 10' x 16' garden shed to a point 24 feet from a side property line where 30 feet is required. The hardship associated with this proposal is that the placement of this shed in any other location is not feasible. This application is approved in accordance with the plans as submitted; **MADE** by P. Greenberg; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette; **OPPOSED:** D. Demarest, W.T. Fergusson; **ABSTAINING:** None; **MOTION DENIED:** 3-2-0. Application denied because it failed to receive 4 member votes in favor.

MOTION to grant a variance to **Application 13-27** on behalf of Kevin Doyon at 7 Windsor Lane, Centerbrook, CT Assessor's Map 55, Lot 1-2, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the Essex zoning regulations to locate a 12' x 16' shed to a point 18' from the front property where 40 feet is required. The hardship associated with this proposal is the topography of the property. This application is approved in accordance with the plans as submitted; **MADE** by M. Noto; **SECONDED** by W. Veillette; **IN FAVOR:** M. Noto, P. Greenberg, D. Demarest, W.T. Fergusson, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

MOTION to grant a variance to **Application 13-28** on behalf of the Founders Group for Drew Finkeldey at 36 Plains Road, Essex, CT, Assessor's map 52 Lot 4, LI District requesting a variance to section 90A.1.L of the Essex zoning regulations to allow a permanent outside storage area within a side yard for a tree care service contractor. The hardship associated with

this proposal is that there is no rear yard available for storage and the proposed location of the Quonset hut is not visible from the street. This is a temporary structure. This application is approved in accordance with the plans as submitted as a part of the application; **MADE** by P. Greenberg; **SECONDED** by M. Noto; **IN FAVOR:** M. Noto, P. Greenberg, D. Demarest, W.T. Furgueson, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

MOTION to deny a variance to **Application 13-29** on behalf of Jens Hupkau at 25 Heron Pond Road, Essex, CT, Assessor's map 71, Lot 1-6, RU District requesting a variance to section 40C, 40D, 40J and 61B of the Essex Zoning regulations to allow a new single family dwelling to come to a height of 39', 6 where 30 feet is the maximum height allowed. The reason for denial is not based on the topography of the land, however the reason for denial is that the building itself violates the height regulations and there is no hardship for the house to exceed the 30 foot height regulation; **MADE** by M. Noto ; **SECONDED** by W.T. Furgueson; **IN FAVOR:** M. Noto, P. Greenberg, D. Demarest, W.T. Furgueson, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED IN FAVOR OF THE MOTION:** 5-0-0.

MOTION to approve the October 15, 2013 meeting Minutes as presented; **MADE** by P. Greenberg; **SECONDED** by D. Demarest; **IN FAVOR:** P. Greenberg, D. Demarest, W. Veillette, W. T. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 4-0-0.

MOTION made to adjourn the meeting at 8:45 p.m. to the next regularly scheduled meeting to be held on Tuesday, December 17, 2013 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by D. Demarest; **SECONDED** by A. Daddona; **VOTING IN FAVOR:** M. Noto, P. Greenberg, D. Demarest, W. Veillette, W. T. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary