

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
Michael Noto, Vice Chair

Regular Members

Al Daddona
W. T. Furgueson
William Hill
William Veillette

Alternate Members

Ward Feirer

Record of the Vote
March 18, 2014 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, March 18, 2014 at 7:30 p.m. in Room A of the Essex Town Hall. Members present were Paul Greenberg, Al Daddona, Michael Noto, W.T.furgueson and William Veillette.

MOTION to deny a variance to **Application 13-31** on behalf of Bradford Perry, Trustee, 27 West Avenue, Essex, CT, Assessor's Map 32, Lot 31, VR District, requesting variances to section 60B of the Essex zoning regulations to decrease the size of a valid nonconforming from 49,346 square feet to 21,030 square feet where 60,000 square feet is the minimum of area required. Also, to allow one existing valid nonconforming accessory structure to be located 6'2" from the proposed rear property line and a second accessory structure to be 5'2" from the proposed rear property line where 30 feet is required. Also, to allow the building coverage to increase from 8.3% to 19.5% where 7.5% is the maximum coverage allowed. This variance is denied based on a lack of hardship and any hardship was self-created and financial; **MADE** by A. Daddona; **SECONDED** by W. Furgueson; **IN FAVOR:** P. Greenberg, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** M. Noto; **ABSTAINING:** None; **MOTION CARRIED:** 4-1-0.

MOTION to grant a variance to **Application 13-33** on behalf of Kate Cordsen, 3 South Main Street, Essex, CT, Assessor's Map 47, Lot 87 requesting variances to sections 40N and 40R of the Essex zoning regulations to locate a patio 2' 4" from the side property line where 10 feet is required and to locate a parking space within 5 feet of the side property line. The parking space shall be 8' x 20' since although it was shown on the plan, it did not reflect a specific measurement. This variance is approved in accordance with the plans as amended at this meeting and submitted this evening. **MADE** by A. Daddona; **SECONDED** by W. Furgueson; **IN FAVOR:** P. Greenberg, A. Daddona, M. Noto, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to approve the February 18, 2014 meeting Minutes as presented; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** A. Daddona, M. Noto, P. Greenberg, W. Veillette, W. Furgueson; **OPPOSED:** **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to schedule the Finkelday matter to the May 22, 2014 meeting; **MADE** by A. Daddona; **SECONDED** by W. Furgueson; **IN FAVOR:** A. Daddona, M. Noto, P. Greenberg, W. Veillette, W. Furgueson; **OPPOSED:** **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION made to adjourn the meeting at 9:00 p.m. to the next regularly scheduled meeting to be held on Tuesday, April 15, 2014 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by M. Noto; **SECONDED** by A. Daddona; **VOTING IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary