

TOWN OF ESSEX
Zoning Board of Appeals
29 West Avenue
Essex, CT 06426

A G E N D A

Public Hearings followed by Regular Meeting

June 21, 2016 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. New Business

Board vote to fill open vacancy for regular member.

2. Public Hearings

- **Application No. 16-11** on behalf of Stephen R. Cline, Successor Trustee of the E.S.T. Irrevocable Trust, 85 Westbrook Road, Essex, CT, Assessor's Map 53, Lot 3, LI District, requesting variances to sections 40D, 40E, 40I.1, 50D and 90E of the zoning regulations to add three building additions that will increase the existing building coverage to 25.5% where 25% is the maximum building coverage allowed. Also, one of the additions would come to a point 19.7 feet from a rear property line where 50 feet is required.
- **Application No. 16-12** on behalf of Kristine Thomas, 5 River Road, Essex, CT, Assessor's Map 17, Lot 4, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulation to add a 1,070 square foot addition to a point 13.1 feet from a side property line where 30 feet is required.
- **Application No. 16-13** on behalf of Cogent Holdings, LLC, 124 Westbrook Road, Essex, CT, Assessor's Map 66, Lot 19, requesting variances to sections 40D, 40E, 50D and 80C of the zoning regulations to allow building additions that will increase the maximum building coverage from 15.1% to 16.9% where 15% is the maximum coverage allowed.

3. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 16-11** on behalf of John Bennet for Stephen R. Cline, Successor Trustee of the EST Irrevocable Trust, 85 Westbrook Road, Essex, CT.
- **Application No. 16-12** on behalf of Kristine Thomas, 5 River Road, Essex, CT.
- **Application No. 16-13** on behalf of Cogent Holdings, LLC, 124 Westbrook Road, Essex, CT.

4. Old Business

- Approval of Minutes – May 17, 2016
- Visitor, Daniel Wilcox, 18 Bushnell Street

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, July 19, 2016**