

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

**SPECIAL MEETING**

**A G E N D A**

Public Hearings followed by Special Meeting

January 3rd, 2017 – 7:00 p.m. - Conference Room A - Essex Town Hall

**1. New Business**

- Election of Officers
- 2017 Meeting Schedule

**2. Public Hearings**

- **Application No. 16-33** on behalf of Cathy Craighead, 5 Earl Street, Centerbrook, CT, Assessor's Map 43, Lot 79-1, requesting variances to sections 40D, 40E, 50D and 60B of the zoning regulations to allow a 24 square foot expansion of a deck to increase the existing building coverage from 12.4% to 12.6% where 10% is the maximum coverage allowed.
- **Application No. 16-34** on behalf of Bret and Amy Zupan, 8 Maple Avenue, Essex, CT, Assessor's Map 28, Lot 3, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a front porch roof to a point 11 feet from the front property line where 30 feet is required. Also to construct a front dormer on a house already in the front and side setbacks. Also, to allow a rear dormer on the rear of the house where house is within the side setbacks.
- **Application 16-36** on behalf of Michael Belanger, Plains Road, Essex, CT, Assessor's Map 53, Lot 13-1, requesting variances to sections 40C, 40D, 40I.1 and 90E of the zoning regulations to allow a 44' x 50' building to a point 15 feet from a property line where 25 feet is required.

**3. Regular Meeting**

Discussion and possible decision on applications:

- **Application No. 16-33** on behalf of Cathy Craighead, 5 Earl Street, Centerbrook, CT.
- **Application No. 16-34** on behalf of Bret and Amy Zupan, 8 Maple Avenue, Essex, CT.
- **Application 16-36** on behalf of Michael Belanger, Plains Road, Essex, CT

**4. Old Business**

- Approval of Minutes – November 15, 2016

**5. Correspondence and Invoices**

**6. Adjournment**

Next scheduled meeting: **Tuesday, January 17, 2017**