

Town of Essex - Zoning Board of Appeals

**29 West Avenue
Essex, CT 06426
essexct.gov**

Record of the Vote

January 15, 2013 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, January 15, 2013 at 7:32 p.m. in Room A of the Essex Town Hall.

Attending Members: Stu Ingersoll, Chair, Doug Demarest, Vice Chair, Al Daddona, Regular Member Michael Noto, Regular Member, Paul Greenberg, Regular Member, Lynn Faulstick, Alternate, W. T. Furgueson, Alternate and Lynn Faulstick, Alternate. Staff: Michael Wells, Legal Counsel to the Board, Stella Beaudoin, Recording Secretary.

Motion to grant a Variance **Application #12-27 on behalf of Salvatore Sapia at 3 Riverview Street, Essex, CT, Assessor's Map 28, Lot 39, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations** to cover an open patio area with a roof coming to a point 15 feet from the northern side property line where 25 feet is required and 23 feet from the front property line where 30 feet is required, and to make structural improvements to a garage that is located 5'2" from the side property line and 22 feet from the front property line; The variance to section 40I.2 is granted based on the May 23, 1973 ZBA decision and approval for a variance which relates only to the garage. The footprint will not be expanded on the garage nor on the patio proposal. The enclosure of the patio is also granted based on the hardship of the configuration of the nonconforming lot and any construction on this property will be in violation of the setback regulations. This Variance is approved in accordance with the plans as presented. **MADE** by W. T. Furgueson; **SECONDED** by Lynn Faulstick; No discussion: **VOTING IN FAVOR:** M. Noto, L. Faulstick, A. Daddona, D. Demarest, W. T. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Motion to grant a Variance **Application #12-26 on behalf of Heritage Cove Condominium Association, 85 River Road, Essex, CT, Assessor's Map 12 Lot 7, RU District, requesting a variance to sections 40C, 40D, 40E, 40I.1, 50D and 61B of the Essex zoning regulations** to allow the replacement of existing accessory building with a new, slightly larger structure. The Variance is approved based on the plans as submitted and dated October 24, 2012; **MADE** by Michael Noto; **SECONDED** by Lynn Faulstick; No discussion: **VOTING IN FAVOR:** D. Demarest, S. Ingersoll, A. Daddona, P. Greenberg and A. Walmsley; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Motion to approve the December 18, 2012 meeting Minutes as presented; **MADE** by Paul Greenberg; **SECONDED** by A. Daddona; No discussion: **VOTING IN FAVOR:** S. Ingersoll, P. Greenberg, A. Daddona, D. Demarest, A. Walmsley; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Motion to approve the Invoice from Gould, Larson, Bennet and Wells as presented in the amount of \$1,200.00; **MADE** by Paul Greenberg; **SECONDED** by A. Walmsley; No discussion: **VOTING IN**

FAVOR: S. Ingersoll, P. Greenberg, A. Daddona, D. Demarest, A. Walmsley; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Motion to adjourn the meeting at 8:40 p.m. to the next regularly scheduled meeting to be held on Tuesday, February 19, 2013 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by Al Daddona; **SECONDED** by Doug Demarest; No discussion: **VOTING IN FAVOR:** S. Ingersoll, P. Greenberg, A. Daddona, D. Demarest, A. Walmsley; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary