

Town of Essex - Zoning Board of Appeals

**29 West Avenue
Essex, CT 06426**

RECORD OF THE VOTE

March 20, 2012 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, March 20, 2012 at 8:00 p.m. in Room A of the Essex Town Hall. Members present were Stu Ingersoll, Doug Demarest, Michael Noto, Al Daddona, Lynn Faulstick and Alix Walmsley. Also present, Michael Wells Legal Counsel to the Board and Stella Beaudoin, Recording Secretary.

Motion made by Lynn Faulstick to authorize Stu Ingersoll to sign the K7 Form for the State of CT Approval of dealer/Repairer Location Map 42 Lot 23, 7 Main Street, Ivoryton, CT, VR Zone; the applicant is Richard Ayotte, 22 Rackets Lane VR Zone new and used car dealership.

Motion seconded by Michael Noto and passed unanimously 5/0/0.

Motion made by Lynn Faulstick to continue to the April 19, 2012 meeting **Application #12-2 on behalf of Jason Bloom, property located at 7 Hickory Lane, Ivoryton, CT Assessor's Tax Map 82 Lot 14, RU District**, requesting a variance of Section 40I.2 of the Essex Zoning Regulations. This is an application to allow an accessory building that is 16 feet, 8 inches in height to be located 5 feet from the rear property line where 15 feet is the maximum allowed height for such building.

Motion seconded by Michael Noto and passed unanimously 5/0/0.

Motion made by Michael Noto to approve a Variance to **Application #12-3 on behalf of Sotira Tubaya, property located at 57-61 Main Street, Centerbrook, CT Assessor's Map 43 Lot 21, Commercial District**, requesting a variance of sections 80A.2e of the Essex Zoning Regulations. This is an application to allow a proposed restaurant use to have more than ten customer seats to be within 750 feet of any part of another lot so used and to be located on a corner lot.

Motion seconded by Alix Walmsley. In favor Michael Noto and Alix Walmsley. Opposed Stu Ingersoll, Al Daddona, Lynn Faulstick. Motion denied 2/3/0.

Motion made by Stu Ingersoll to approve a Variance for **Application #12-4 on behalf of Charlene Patrick, property located at 23 Rosewood Lane, Ivoryton, CT, Assessor's Map 39, Lot 1-18, RU District** requesting a variance of sections 40D, 40E, 40I.1, 50D and 61B of the Essex Zoning Regulations. This is an application to allow a deck to be located up to 18 feet from a property line where 30 feet is required. The hardship surrounds the safety issue. The Variance is approved with the plans as submitted.

Motion seconded by Alix Walmsley and passed unanimously 5/0/0.

Motion made by Lynn **Application #12-5 on behalf of the Town of Essex Park and Recreation Department at 29 West Avenue, Essex, CT, Assessor's Map 30 Lot 32 VR District** requesting variances to Sections 40C, 40D, 40I.1 and 60B of the Essex zoning Regulations to allow a storage shed to be located up to nine feet from the side property line where 25 feet is required. The hardship is that there is no other place to put the shed. There are two existing sheds and one of the two sheds predates zoning. There is no alternative location to place the proposed shed due to parking requirements. The Variance is approved with the plans as submitted.

Motion seconded by Michael Noto and passed unanimously 5/0/0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary

The proceedings of the March 20, 2012 Public Hearing was recorded on 1 card. The first application heard on behalf of Richard Ayotte was not an Agenda item and was not recorded. Please speak with the Essex Zoning Office for further information.