

Unapproved

Town of Essex - Zoning Board of Appeals

29 West Avenue
Essex, CT 06426
essexct.gov

Record of the Vote

September 18, 2012 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, September 18, 2012 at 7:30 p.m. in Room A of the Essex Town Hall. Members present were Stu Ingersoll, Al Daddona, Michael Noto, Lynn Faulstick and Doug Demarest. Staff: Michael Wells, Legal Counsel to the Board.

Motion made by Al Daddona to approve a Variance for Consideration of **Application #12-22 on behalf of William O. LaPlace, property located at 7 Charles Street, Centerbrook, CT, Assessor's Map 43, Lot 48, VR District to Section 60B of the Essex zoning regulations. However the variance request to Section 40I.2 for location is denied.** This application is to locate a 15 foot high 8ft x 12ft shed three feet from the side property line where five feet is required and to increase lot coverage to 10.24% where 7.55 is maximum allowed.

The stipulation on the approval of a variance to Section 60B, is that the structure will be relocated a minimum of five feet from the property line. The hardship is the size of the lot and the preexisting house location which is set on a property that would require a variance for any type of improvements. This proposal is approved in accordance with the plans as submitted.

Motion seconded by Lynn Faulstick and passed unanimously.

Motion made by Michael Noto to approve a Variance for **Application #12-23 on behalf of Teri Cagianello at 22 Grandview Terrace, Essex, CT, Assessor's Map 27, Lot 100, VR District** requesting a variance to section 60b of the Essex zoning regulations to allow the addition of a 14ft x 20ft deck to increase building coverage to 8.52% where 7.5% is maximum allowed.

The variance is approved based on the hardship surrounding the topography of the lot which is such that there is no other location on the property on which to construct the patio and the applicant has eliminated a patio and replaced it with the deck. The variance is approved in accordance with the drawing and picture as submitted.

Motion seconded by Lynn Faulstick and passed unanimously.

Motion made by Michael Noto to approve a variance for **Application #12-24 on behalf of Best Way at 1 Saybrook Road, Centerbrook, CT, Assessor's Map 33 Lot 25 C District**, requesting a variance to Section 40U of the Essex zoning regulations to allow the retail sale of grocery items to exceed 50 square feet within an existing gas station.

The configuration of the lot and its location is unique. The fact that it is a dedicated use as a gas station, that configuration, location and dedicated use is the basis for hardship. This existing gas station limits the use of this property. The variance is subject to the drawings submitted and made part of the application

Motion seconded by Lynn Faulstick and passed unanimously.

Motion made by Al Daddona to accept the August 21, 2012 regular meeting Minutes as presented.

Motion seconded by Michael Noto and passed unanimously.

Motion made by Lynn Faulstick to adjourn at 8:16pm.

Motion seconded by Doug Demarest and passed unanimously.

Respectfully submitted,

Stella C. Beaudoin, Recording Secretary