

Town of Essex - Zoning Board of Appeals

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

Record of the Vote

October 16, 2012 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, October 16, 2012 at 7:30 p.m. in Room A of the Essex Town Hall.

Members Present: Stu Ingersoll, Al Daddona, Alix Walmsley, Paul Greenberg and
Doug Demarest.

Absent: W. T. Furgueson, Alternate Member, Lynn Faulstick, Alternate Member

Staff: Michael Wells, Legal Counsel to the Board and Stella Beaudoin,
Recording Secretary.

Paul Noto, alternate member stepped down.

Mr. Ingersoll called the meeting to order at 7:3 p.m.

Motion made by Doug Demarest to approve a variance for **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 section 40C, 40D, 40E, 40I.1, 50D and 6B of the Essex zoning regulations to allow the replacement of an existing accessory building with a new, slightly larger structure. The Variance is approved based on the fact that the reconstructed buildings will be constructed on the same footprint. This variance is approved in accordance with the plans as presented.

Motion seconded by Paul Greenberg and passed unanimously.

Motion made by Al Daddona to approve a variance for of **Application #12-28 on behalf of Dawn Plumb at 60 Pond Meadow Road, Ivoryton, CT, Assessor's Map 83 Lot 13-2 RU District**, requesting a variance of Sections 45D.3 of the Essex zoning regulations to allow an accessory apartment to be located in a below grade basement area. The Variance is approved based on the fact that the apartment will be situated in a portion of the basement area that is not below ground and the construction of the apartment will not be in violation of the zoning regulations. The hardship surrounding this application is the topography of the land and the fact that the house was built into a hill. This Variance is approved in accordance with the plans as submitted.

Motion seconded by Paul Greenberg and passed unanimously.

Motion made by Paul Greenberg to approve a variance for **Application #12-29 on behalf of George and Susan Baker at 9 South Cove Lane, Essex, CT Assessor's Map 74, Lot 6, RU District** requesting variances of 40C, 40D, 40EE, 40I.1, 50C.2, 50D, 61B and 101D of the Essex zoning regulations to allow a new house to be located 22', 8.5" from the northern side property line where 30 feet is required and for a detached garage to be located 8', 10" from the same property line. The applicant also seeks an approval to increase the lot coverage to 10% where 7.5% is

required and to also locate a patio area to be 40 feet from South cove where 50' is required. based on the hardship surrounding the size and configuration of the property, the three easements which further restrict the location of the structures and when completed the nonconformities will be reduced. This Variance is approved based on the plans as submitted dated September 28, 2012.

Motion seconded by Alix Wamsley and passed unanimously.

Motion made by Al Daddona to accept the September 2012 regular meeting Minutes as presented.

Motion seconded by Alix Walmsley and passed unanimously.

Motion made by Al Daddona to adjourn at 9:56pm.

Motion seconded by Doug Demarest and passed unanimously.

Respectfully submitted,

Stella C. Beaudoin, Recording Secretary

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