

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

Stu Ingersoll, Chairman
Doug Demarest, Vice Chairman

29 West Avenue • Essex, Connecticut 06426
Telephone (860) 767-4340 • FAX (860) 767-8509

Regular Members

Al Daddona
Michael Noto
Paul Greenberg

Alternate Members

Lynne Faulstick
W. T. Furgueson
William Veillette

MINUTES

July 16, 2013 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 16, 2013 at 7:30 p.m. in Room A of the Essex Town Hall.

Attending Members:

Stu Ingersoll, Chair
Doug Demarest, Vice Chair
Al Daddona, Regular Member
Paul Greenberg, Regular Member
Michael Noto, Regular Member
William Veillette, Alternate Member

Absent Members:

Lynn Faulstick, Alternate
W. T. Furgueson, Alternate

Staff:

Michael Wells, Legal Counsel to the Board
Stella Beaudoin, Recording Secretary

Mr. Veillette was not seated for the meeting.

Mr. Ingersoll called the meeting to order at 7:30 p.m.

Consideration of **Application #13-12 on behalf of Robert M. Hathaway and Linda M. Tuzzio, 44 Comstock Avenue, Ivoryton, CT, Assessor's Map 63, Lot 13, VR District requesting variances to section 40D, 40E, 50D and 60B** of the Essex zoning regulations to add a 150 s/f deck to the house that would increase lot coverage from 7.12% to 7.96% where 7.5% is the maximum allowed. The existing porch elevation requires a change/steps to the existing patio. A small deck is proposed to accomplish this elevation which will also serve to improve the safety of footing. The porch floor is 12" and there is a raised herb garden that is consistent with the height of the deck.

Mr. Robert Hathaway spoke on behalf of this application. Mr. Hathaway stated that he wishes to build a deck on the back of the house. On the back-side of his house, there is a blue stone patio and a back porch with a stoop that needs to be replaced. Mr. Hathaway stated that he would like to install a deck in place of the stoop which will connect to the stone patio. The lot coverage will increase from 7.12% to 7.96%. Mr. Hathaway previously

received a variance for a garage, which he constructed on a smaller scale than what was approved. Mr. Hathaway stated that the hardship is that the existing stoop is a safety hazard and must be rebuilt. The nonconforming lot is .41 acres. The house was built in 1904

Mr. Ingersoll asked if anyone wished to speak in favor or in opposition to this application. There were no comments from the audience.

Mr. Ingersoll closed the public portion of the meeting at p.m. 7:40 p.m.

Regular Meeting

Decision on Application/ Deliberation – All members seated for the public hearing were seated for the regular meeting.

Consideration of **Application #13-12 on behalf of Robert M. Hathaway and Linda M. Tuzzio, 44 Comstock Avenue, Ivoryton, CT, Assessor's Map 63, Lot 13, VR District requesting variances to section 40D, 40E, 50D and 60B** of the Essex zoning regulations to add a 150 s/f deck to the house that would increase lot coverage from 7.12% to 7.96% where 7.5% is the maximum allowed.

MOTION to grant a Variance to **Application #13-12 on behalf of Robert M. Hathaway and Linda M. Tuzzio, 44 Comstock Avenue, Ivoryton, CT, Assessor's Map 63, Lot 13, VR District requesting variances to section 40D, 40E, 50D and 60B** of the Essex zoning regulations to add a 150 s/f deck to the house that would increase lot coverage from 7.12% to 7.96% where 7.5% is the maximum allowed. This proposal presents a minimal intrusion on coverage and the construction of the deck will increase the safety. The hardship is the configuration of the lot. This Variance is approved based on the plans as submitted; **MADE** by A. Daddona; **SECONDED** by M. Noto; **No Discussion: IN FAVOR:** S. Ingersoll, A. Daddona, P. Greenberg, D. Demarest, M. Noto; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Approval of Minutes – Public Hearings and Regular Meeting of May 21, 2013

MOTION to approve the May 2013 meeting Minutes as presented; **MADE** by M. Noto; **SECONDED** by P. Greenberg; **No discussion: IN FAVOR:** S. Ingersoll, A. Daddona, P. Greenberg, D. Demarest, M. Noto; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Correspondence / New Business:

There was no correspondence. There was no new business.

Adjournment

MOTION made to adjourn the meeting at 7:50 p.m. to the next regularly scheduled meeting to be held on Tuesday, August 21, 2013 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by M. Noto; **SECONDED** by D. Demarest; **No discussion: VOTING IN FAVOR:** S. Ingersoll, A. Daddona, P. Greenberg, D. Demarest, M. Noto; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Respectfully submitted,
Stella C. Beaudoin
Recording Secretary