



TOWN OF ESSEX
Zoning Board of Appeals

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Executive Board

W. T. Furgueson, Chair
B. Sarrantonio, Vice Chair
W. Feirer, Secretary

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Philip P Schaller
Brian Weinstein

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Unapproved

Minutes

March 19, 2019 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, March 19, 2019 at 7:00 p.m. in Room B of the Essex Town Hall. Present at the meeting were W. T Furgueson, P Schaller, W Feirer, B Sarrantonio, G Wendell, P Beckman R Rybak.

Staff:

Stella C. Beaudoin, Recording Clerk
Michael Wells, Esq., Legal Counsel

Audience Members: Robert Doane, Civil Engineer
Bob Buckley, Architect

W. T. Furgueson, Chair called the meeting to order at 7:00 p.m.

1. PUBLIC HEARINGS

Discussion and possible decision on application:

Application No. 19-4 on behalf of Richard Lennon, 12 Foxboro Road, Essex, CT, Assessor's Map 16, Lot 14, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations to locate a 26' x 46' addition to an existing detached garage to a point 10 feet from a side property line where 30 feet is required.

Seated for this proposal were W. T. Furgueson, B Sarrantonio, W Feirer, P Schaller, G Wendell.

Robert Doane, Civil Engineer and J Brian Buckley, Architect presented.

R Doane stated that this is a proposal to add an addition to a garage at the subject property. The lot is a 4.59-acre parcel with a house, 3 out buildings, a shed, a garage and the proposed 26' x 46' addition

will be added onto the garage that is situated near the house with most of the addition utilized as storage. R Doane stated that he is seeking a variance for side yard setback, noting that this is a rear lot so all sides of property have a side yard setback.

Brian Buckley stated that the owner of the subject property collects and restores antique vehicles for personal purposes. There are other garages, storage spaces that are utilized on premises which house a good deal of lawn equipment and vehicles used to maintain the property. The proposed addition will be utilized to house the collectible vehicles and as such, it would be beneficial to have those vehicles stored in close proximity to the main house. B Buckley stated that there was an existing garage which was torn down and rebuilt in the same location without benefit of a variance. B Buckley stated that the hardship involves the topography of the land and noted that this development was approved and constructed prior to zoning. B Buckley stated that the intent of Zoning is not to prohibit development but to do so within the paradigm of the zoning regulations.

The chair recessed the meeting allowing the engineer and the architect to confer.

R Doane stated that there is no coverage issue, no height issue, there is only a setback issue.

R Doane asked to withdraw this application.

2. REGULAR MEETING

Application No. 19-4 on behalf of Richard Lennon, 12 Foxboro Road, Essex, CT, Assessor's Map 16, Lot 14, RU District, withdrawn.

3. NEW BUSINESS

There was no new business.

4. OLD BUSINESS

- Approval of the February 19, 2018 Minutes

MOTION made by W T Furgueson to approve the February 19, 2019 meeting Minutes with the following amendments 1) Page 2, 1st paragraph to read "Patricia Jones who presented stated that the property has rock outcroppings and steep hills and there is nowhere else on the property to place a shed. The hardship is land based "; 2) Page 2, 3rd line from bottom of page " the proposed deck *can* provide handicap accessibility."; 3) Page 3, 2nd paragraph from the bottom, 5th line change the word "impetuous" to *impetus*; **SECONDED** by W Feirer; **IN FAVOR:** W. T. Furgueson, B Sarrantonio, W Feirer, P Schaller, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

5. CORRESPONDENCE AND INVOICES

There was no correspondence or submission of invoices.

6. ADJOURNMENT

MOTION made by W Feirer to adjourn the meeting at 7:44 p.m. to the next regularly scheduled meeting which will be held on Tuesday, April 16, 2019 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W T Furgueson; W. T. Furgueson, B Sarrantonio, W Feirer, P Schaller, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

Stella C Beaudoin
Recording Secretary