

TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

*Paul Greenberg, Chair  
Michael Noto, Vice Chair*

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

**Regular Members**

*Al Daddona  
W. T. Furgueson  
William Veillette*

**Alternate Members**

*Ward Feirer  
Barbara Sarrantonio  
Peter Decker*

**MINUTES**

**April 15, 2014 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 15, 2014 at 7:30 p.m. in Room A of the Essex Town Hall.

Attending Members:

Paul Greenberg  
Al Daddona  
W.T. Furgueson  
William Veillette  
Barbara Sarrantonio, Alternate was seated for the meeting  
Peter Decker, Alternate  
Ward Fierer, Alternate

Absent Members:

Michael Noto

Staff:

Stella C. Beaudoin, Recording Clerk

Prior to calling the meeting to order, Mr. Greenberg acknowledged former member, Douglas Demarest who faithfully served on the Zoning Board of Appeals for many years. Mr. Greenberg commented that he was fortunate to have known Doug and extended on behalf of the Board condolences to the family of Mr. Demarest.

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

**1. Public Hearings**

**Application 14-3** on behalf of David Johnson, 26 Falls River, Ivoryton, CT, Assessor's Map 36, Lot 13, RU District, requesting variances to section 40C, 40D, 40I.1 and 61B of the Essex zoning regulations to locate a 144 square foot shed 28 feet from a front property line where 40 feet is required.

David Johnson presented on behalf of this application. Mr. Johnson stated that there are two roads that border his property; Falls River Drive fronts the house and West Hills Road is situated to the rear of the property. Mr. Johnson stated that he would like to place a 12' x 12' storage shed on the rear property noting that this is the only level area in the backyard. There

will be 28 feet from the road to the storage shed. Mr. Johnson stated that the shed is considered a temporary structure as it will be placed on a layer of gravel and it will not be set on permanent footings. This is a "Carefree Building shed" constructed of a pressure treated base frame and a 2' x 4' studded walls. Mr. Johnson stated that he will store lawn equipment in the shed.

Mr. Greenberg asked if anyone wished to speak in favor or in opposition to this application.

Gary Mitchell stated that he represents owners of 24 Falls River Drive. Mr. Mitchell stated that he is in favor of this proposal.

Mr. Greenberg closed the public hearing.

**Application 14-4** on behalf of Michael and Joyce Amato, Maple Avenue, Essex, Assessor's Map 17, Lot 27, VR and RU District, requesting variances to sections 40I and 60B of the Essex zoning regulations to allow a new single family dwelling to be located to a point 22 feet, four inches from the west side property line where 25 feet is required and to allow a building coverage of 13.3% where a previous variance approved 9.5% in 2007.

Mr. Michael Amato presented on behalf of this application. Mr. Amato stated that he wishes to construct a 2100 square foot house and locate a detached garage to the rear of the property and to also construct a small porch with a covered walkway on the front of the house.

The Zoning Board of Appeals approved the construction of this house and issued a permit in 2007 which would allow for 9.5% building coverage. As a part of that plan the attached garage was situated to the front of the house. The main footprint of the house is under coverage to what was previously approved. The addition of the front porch adds to the coverage which requires a variance. The 2007 Variance was approved for coverage at 9.5%. The new proposal is 11% without the porch and with the construction of the porch, the coverage goes up to 13.3%. There is a 2.5% increase in coverage with the porch. Mr. Johnson stated that the topography of the property and the small size of the lot create a hardship.

Mr. Greenberg asked if anyone wished to speak in favor or in opposition to this application.

Bill Cook, Maple Avenue spoke in favor of this proposal.

Mr. Greenberg closed the public hearing.

## **2. Regular Meeting/Deliberation**

The same members as were seated for the public hearing were seated for the regular meeting.

**Application 14-3** on behalf of David Johnson, 26 Falls River, Ivoryton, CT, Assessor's Map 36, Lot 13, RU District, requesting variances to section 40C, 40D, 40I.1 and 61B of the Essex zoning regulations to locate a 144 square foot shed 28 feet from a front property line where 40 feet is required.

**MOTION** to grant a variance for **Application 14-3** on behalf of David Johnson, 26 Falls River, Ivoryton, CT, Assessor's Map 36, Lot 13, RU District, requesting variances to section 40C, 40D, 40I.1 and 61B of the Essex zoning regulations to locate a 144 square foot shed 28 feet from a front property line where 40 feet is required. The hardship associated with this

variance is the configuration of the property. This is a minimal intrusion on the setback. This variance is approved in accordance with the plans as submitted; **MADE** by B. Sarrantonio; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, A. Daddona, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**Application 14-4** on behalf of Michael and Joyce Amato, Maple Avenue, Essex, Assessor's Map 17, Lot 16, VR and RU District, requesting variances to sections 40I and 60B of the Essex zoning regulations to allow a new single family dwelling to be located to a point 22 feet, four inches from the west side property line where 25 feet is required and to allow a building coverage of 13.3% where a previous variance approved 9.5% in 2007.

**MOTION** to grant a variance to **Application 14-4** on behalf of Michael and Joyce Amato, Maple Avenue, Essex, Assessor's Map 17, Lot 16, VR and RU District, requesting variances to sections 40I and 60B of the Essex zoning regulations to allow a new single family dwelling to be located to a point 22 feet, four inches from the west side property line where 25 feet is required and to allow a building coverage of 13.3% where a previous variance approved 9.5% in 2007. The hardship associated with this variance is the present coverage limitations as per the Essex Zoning Regulations. This variance is approved in accordance with the plans as submitted. **MADE** by W. Veillette; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, A. Daddona, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

### 3. New Business

Mr. Greenberg stated that the ZBA decision from the March 18, 2014 meeting is being appealed on **Application 13-31** on behalf of Bradford Perry, Trustee, 27 West Avenue, Essex, CT, Assessor's Map 32, Lot 31.

#### -Approval of Minutes – Public Hearings and Regular Meeting March 18, 2013

**MOTION** to table the approval of the March 18, 2014 meeting Minutes as presented; **MADE** by P. Greenberg; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, A. Daddona, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

### 4. Correspondence and Invoices - There was no correspondence and no invoices

### 5. Adjournment

**MOTION** made to adjourn the meeting at 8:10 p.m. to the next regularly scheduled meeting to be held on Tuesday, May 20, 2014 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by A. Daddona; **SECONDED** by W. T. Furgueson; **VOTING IN FAVOR:** P. Greenberg, A. Daddona, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary