

TOWN OF ESSEX
Zoning Board of Appeals

**Notice of Decision
May 19, 2015 – Public Hearings and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 19, 2015 at 7:00 p.m. in Room A of the Essex Town Hall. The following decisions were rendered:

Application No. 15-11, Cumberland Farms, 82 Main Street, Centerbrook, Assessor's Map 43, Lot 29, C District, requesting a variance to sections 40D, 40E, 40U, 40T, 50C.2, 50D and 80B of the Essex zoning regulations to allow a proposed site development and the demo and relocation of an 1800 s/f retail store to one that is 4,250 s/f in size. Redevelopment would propose to allow 72.7% of lot coverage where 65% is the maximum allowed, the expansion of mini-mart retail space to increase, more than 25% of the available parking spaces to be between the new building and the street, and to allow an increase in building coverage from 6.4% to 16.8% where 15% is the maximum building coverage allowed. CONTINUED to June 16.

Application No. 15-9 on behalf of Douglas Wisch, 7 Bank Lane, Essex, Assessor's Map 47, Lot 80, VR District, requesting variances to sections 40C, 40D, 40I and 60B of the Essex zoning regulations to allow an accessory structure to be located to a point 5 feet and 3 inches from a side property line where 25 feet is required. Also, to allow the existing building coverage to increase from 11.85% to 12.6% where 10% is the maximum building coverage allowed. APPROVED with a condition.

Application No. 15-10 on behalf of Tower Laboratories, LLC, 8 Industrial Park Road, Centerbrook, Assessor's Map 45, Lot 1, LI District, requesting variances to sections 90C.1A and 90C.1.C of the Essex zoning regulations to allow a property in the LI District to locate a parking area within a 50 foot wide front setback from a Town street. This parking area would also change a portion of a 35 foot-wide landscaped strip along the property line to be approximately 25 feet wide. APPROVED.

Application No. 15-12 on behalf of Cyrus and Pam Kissling, 2 Prospect Street, Essex, Assessor's Map 27, Lot 68, VR District, requesting variances to 40D, 40E, 50D, 40I.1 and 60B of the Essex zoning regulations to allow a 259 s/f addition onto an existing detached garage that is within a side yard setback area. Also to allow the existing building coverage to increase from 15% to 16.7% where 10% is the maximum coverage allowed. This proposal presents a minimal increase in coverage. APPROVED.

Respectfully submitted,
Stella C. Beaudoin
Recording Secretary