

Town of Essex - Zoning Board of Appeals

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

RECORD OF THE VOTE

March 19, 2013 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, March 19, 2013 at 7:35 p.m. in Room A of the Essex Town Hall. Attending Members: Stu Ingersoll, Chairman, Doug Demarest, Vice Chair, Paul Greenberg, Regular Member, Michael Noto, Alternate Member, seated for Al Daddona and Lynn Faulstick, Alternate, seated for Alix Walmsley

MOTION to appoint Michael Noto, Alternate to be seated as a regular member; **MADE** by Stu Ingersoll; **SECONDED** by Lynn Faulstick; No discussion: **IN FAVOR**: S. Ingersoll, L. Faulstick D. Demarest, P. Greenberg; **OPPOSED**: None; **ABSTAINING**: None; **APPROVED**: 4-0-0.

MOTION to grant a Variance to **Application #13-3 on behalf of Thomas and Ann Wilcox, 9 Curiosity Lane, Assessor's Map 25 Lot 16, requesting variances to sections 40C, 40D, 40I.1, and 60B of the Essex zoning regulations** to locate a 528 s.f. detached garage on the property at a point 10 feet from the side property line where 25 feet is required. The hardship associated with this application is that this is a preexisting lot and preexisting house and that placing the garage further towards the east of the lot is prevented by the existing septic. Moving the garage toward the back of the property is prevented by the wetlands buffer. The topography, the wetlands location and the septic system present hardships associated with this proposal. This proposal will be used for automobile storage only. There will be no living space located in this structure. This Variance is approved based on the plans as submitted; **MADE** by Michael Noto; **SECONDED** by Lynn Faulstick; **No Discussion**: **IN FAVOR**: S. Ingersoll, L. Faulstick, P. Greenberg, D. Demarest, M. Noto; **OPPOSED**: None; **ABSTAINING**: None; **APPROVED**: 5-0-0.

MOTION to approve the February 19, 2013 meeting Minutes as presented; **MADE** by Lynn Faulstick; **SECONDED** by Paul Greenberg ; No discussion: **VOTING IN FAVOR**: S. Ingersoll, L. Faulstick, M. Noto, D. Demarest, P. Greenberg; **OPPOSED**: None; **ABSTAINING**: None; **APPROVED**: 5-0-0.

MOTION made to adjourn the meeting at 8:15 p.m. to the next regularly scheduled meeting to be held on Tuesday, April 16, 2013 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by Michael Noto; **SECONDED** by Doug Demarest; No discussion: **VOTING IN FAVOR**: S. Ingersoll, L. Faulstick, A. Daddona, D. Demarest, A. Walmsley; **OPPOSED**: None; **ABSTAINING**: None; **APPROVED**: 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary