

TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

*Stu Ingersoll, Chairman*  
*Doug Demarest, Vice Chairman*

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**Regular Members**

*Al Daddona*  
*Michael Noto*  
*Paul Greenberg*

**Alternate Members**

*Lynne Faulstick*  
*W. T. Furgueson*  
*William Veillette*

**Record of the Vote**

**May 21, 2013 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 21, 2013 at 7:30 p.m. in Room A of the Essex Town Hall.

Attending Members:

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

Absent Members:

W. T. Furgueson, Alternate Member

**MOTION** to grant a Variance to **Application #13-5 on behalf of Thomas Hutton and Raquel Rivera Hutton, 25 Main Street, Essex, Assessor's Map 47 Lot 66 EV District, requesting variances to section 70B** of the Essex zoning regulations to allow a new 4; x 19' deck that would increase lot coverage from 30.2% to 31.1% where 25% is the maximum allowed. The hardship is the configuration of the lot. This is a necessary addition with minimal increase in coverage. This Variance is approved based on the plans as submitted; **MADE** by M. Noto; **SECONDED** by P. Greenberg; **No Discussion: IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, M. Noto, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

**MOTION** to grant a Variance to **Application #13-6 on behalf of Faith and Alan Kerr, 44 Summit Street, Ivoryton, Assessor's Map 58 Lot 19, RU District, requesting variances to sections 40D, 40E, 45D.3, 50D and 60B of the Essex zoning regulations** to allow a single family dwelling with a total floor area of less than 2000 s.f. to have an accessory apartment. Also, to allow a proposed 900 s.f. addition to increase the lot coverage from 8.4% to 10.35% where 7.5% is the maximum coverage allowed. The hardship is the topography, the preexisting lot with a preexisting house. This Variance is approved based on the plans as submitted dated March 8, 2013 and prepared by Richard Gates; **MADE** by P. Greenberg; **SECONDED** by M. Noto; **No Discussion: IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, M. Noto, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

**MOTION** to grant a Variance to **Application #13-7 on behalf of Peter Kamford, 14 Little Point Street, Essex, Assessor's Map 31 Lot 16, VR District, requesting a variance to section 60B of the Essex zoning regulations** to allow an 8' x 8' garden shed to increase building coverage from 18.11% to 19.65% where 7.5% is the maximum allowed. The hardship is the small lot size and the fact that this is a minimal increase in coverage. This Variance is approved for an 8'x8' structure with a 4'x4' door and the building is 10 feet in height. This variance is approved in accordance with the plans as submitted of the proposed shed drawing which accompanied the application; **MADE** by M. Noto; **SECONDED** by A. Daddona; **No Discussion: IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, M. Noto, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

**MOTION** to grant a Variance to **Application #13-8 on behalf of David Wheeler, 16 Hickory Lane, Ivoryton, Assessor's Map 89 Lot 23, RU District, requesting a variance to section 61B of the Essex zoning regulations** to allow a 16.5" x 12" addition to the house to increase the building coverage from 14.3% to 15.38% where 7.5% is the maximum allowed. The hardship is based on the minimal intrusion on the coverage and the small lot size and on the topography of the land. This Variance is approved based on the plans as submitted with the application; **MADE** by A. Daddona; **SECONDED** by M. Noto; **No Discussion: IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, M. Noto, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

**MOTION** to grant a Variance to **#13-9 on behalf of Mark D. McDonald, 6 Mack Lane, Essex, Assessor's Map 46 Lot 24, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations** to allow a Bilco door to be located 21 feet from the northern side property line where 25 feet is required. The hardship is the necessary access from the interior of the building to the outside of the building. This Variance is approved based on the plans as submitted dated April 26, 2013; **MADE** by M. Noto; **SECONDED** by P. Greenberg; **No Discussion: IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, M. Noto, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

**MOTION** to grant a Variance to **Application #13-10 on behalf of G&P Trust, 44 Main Street, Centerbrook, Assessor's Map 44, Lot 34 C District requesting variances to sections 40D, 40E, 40I.1, 50C.2, 50d and 80C of the Essex zoning regulations** to allow a 1,191 s.f. addition to a point 7'6" from the southerly side property line where 15 feet is required and to allow an increase to the building coverage from 11.5% to 19.9% where 15% is the maximum allowed. The hardship is the configuration of the lot and the fact that the property predates the zoning regulations. This Variance is approved based on the plans as submitted dated February 13, 2013; **MADE** by M. Noto; **SECONDED** by P. Greenberg; **No Discussion: IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, M. Noto, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

**MOTION** to grant a Variance to **Application #13-11 on behalf of Paul Simoneau, 21 Lynn Rd., Ivoryton, RU District requesting a variance to section 61B** to allow a 710 s.f. addition and a 364 s.f. porch to increase the building coverage from 5.9% to 7.66% where 7.5% is the maximum allowed. The hardship is that the lot is nonconforming and the proposal exceeds coverage by less than 1%. This Variance is approved based on the

plans as submitted with the application; **MADE** by P. Greenberg; **SECONDED** by A. Daddona; **No Discussion: IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, M. Noto, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

**MOTION** to approve the April 16, 2013 meeting Minutes as presented; **MADE** by M. Noto. Demarest; **SECONDED** by P. Greenberg; **No discussion: IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, M. Noto, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

**MOTION** made to adjourn the meeting at 9:01 p.m. to the next regularly scheduled meeting to be held on Tuesday, June 18, 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:** A. Daddona, P. Greenberg, D. Demarest, M. Noto, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary