

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

*Paul Greenberg, Chair
Michael Noto, Vice Chair*

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Regular Members

*Al Daddona
W. T. Furgueson
William Veillette*

Alternate Members

*Ward Feirer
Barbara Sarrantonio
Peter Decker*

**Record of the Vote
May 20, 2014 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 20, 2014 at 7:30 p.m. in Room A of the Essex Town Hall.

Attending Members:

Michael Noto
W. T. Furgueson
William Veillette
Barbara Sarrantonio
Peter Decker, Alternate was seated for the meeting
Ward Feirer, Alternate was seated for the meeting.

Absent Members:

Paul Greenberg
Al Daddona

MOTION to continue the Appeal of an Order by the Zoning Enforcement official by John Finkeldey for property located at 33 Plains Road, Essex, CT, Assessors Map 45 Lot 20 to the June 17, 2014 regularly scheduled meeting; **MADE** by W. Feirer; **SECONDED** by W. T. Furgueson; **IN FAVOR:** M. Noto, W. Veillette, W. Furgueson, P. Decker, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to re-open the Public Hearing to gain further information on **Application 14-5** on behalf of Doug and Joan Paul, 11 Riverview Street, Essex, Assessor's Map 28 Lot 35, VR District, requesting variances to sections 40D, 40E, 40I.1 50D and 60B of the Essex zoning regulations to allow a second floor addition to be located to a point ten feet from the north side property line where twenty five feet is required and to allow a pergola to be located to a point five feet from the same property line where twenty five feet is required. Also to allow an approximate 336 square foot garage addition to increase the existing building coverage to 14.8% where 7.5% is the maximum building coverage allowed; **MADE** P. Decker; **SECONDED** by W. Feirer; **IN FAVOR:** M. Noto, W. Veillette, W. Furgueson, P. Decker, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant a variance to **Application 14-5** on behalf of Doug and Joan Paul, 11 Riverview Street, Essex, Assessor's Map 28 Lot 35, VR District, requesting variances to sections 40D, 40E, 40I.1 50D and 60B of the Essex zoning regulations to allow a second floor addition to be located to a point ten feet from the north side property line where twenty five feet is required and to allow a pergola to be located to a point five feet from the same property line

where twenty five feet is required. Also to allow an approximate 336 square foot garage addition to increase the existing building coverage to 14.8% where 7.5% is the maximum building coverage allowed. The approval is subject to the removal of the side yard pergola which will bring the proposal back to within a reasonable setback coverage. The hardship is that the property preexists the change in the zoning regulations from 15% to 7.5% along with the unusual configuration of the lot. This variance is granted in accordance with the plans as submitted; **MADE** P. Decker; **SECONDED** by W. Feirer; **IN FAVOR:** M. Noto, W. Veillette, W. Furgueson, P. Decker, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant a variance to **Application 14-6** on behalf of Kim and Matt Raymond, 1 West Hills Road, Ivoryton, Assessor's Map 36 Lot 15, RUM District, requesting variances to sections 40C, 40D and 62B of the Essex zoning regulations to allow a 120 square foot shed to increase the existing building coverage to 11.16% where 7.5% is the maximum building coverage allowed. 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 P. Decker; **IN FAVOR:** M. Noto, W. Veillette, W. Furgueson, P. Decker, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve of the March, 2014 meeting Minutes as amended at the April 15, 2014 ZBA meeting; **MADE** by W.T. Furgueson ; **SECONDED** by W. Veillette; **IN FAVOR:** M. Noto, P. Decker, W. Veillette, W. Furgueson, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to approve of the April 15, 2014 meeting Minutes as amended; **MADE** by W. Veillette ; **SECONDED** by W. Feirer; **IN FAVOR:** M. Noto, P. Decker, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION made to adjourn the meeting at 8:20 p.m. to the next regularly scheduled meeting to be held on Tuesday, June 17, 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:** M. Noto, P. Decker, W. Veillette, W. Furgueson, W. Feirer; **OPPOSED:** **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary