

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*

**Record of the Vote  
July 15, 2014 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 15, 2014 at 7:30 p.m. in Room A of the Essex Town Hall. Seated for the meeting were P. Greenberg, M. Noto, W.T. Furgueson, W. Veillette, and B. Sarrantonio.

**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 August 19, 2014 regularly scheduled meeting; **MADE** by M. Noto; **SECONDED** by P. Greenberg; **IN FAVOR:** M. Noto, W. Veillette, W. Furgueson, P. Greenberg, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to grant a variance to **Application 14-9** on behalf of Andrea Griffis Inglis, 49 West Avenue, Essex, Assessor's Map 32, Lot 16, VR District, requesting variances to sections 40C, 40D, 40I.2 and 60B of the Essex zoning regulations to allow a 14' x 22' accessory building which was initially proposed to be located two feet from the eastern side property line where five feet is required. The applicant has adjusted this proposal and moved the location of the accessory building back to 5 feet from the setback. A setback variance is no longer needed and this variance is granted for lot coverage only. The hardship associated with this proposal is conditioned on the change in the zoning laws and the applicant has taken care to minimize any impact. This variance is granted in accordance with the plans submitted which include the installation of helical piers. The driveway will not be extended. **MADE** by B. Sarrantonio; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to grant a variance to **Application 14-11** on behalf of Charles Timlin, 149 Main Street, Ivoryton, Assessor's Map 58, Lot 21, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the Essex zoning regulations to allow an 18' x 18' accessory structure to a point 10 feet from the west side property line where 25 feet is required. The hardship associated with this proposal is the topography and configuration of the lot.

This variance is approved in accordance with the plans submitted, as amended. **MADE** by W. Veillette; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to open the public hearing and to continue **Application 14-12** on behalf of Joshua Jones for Brian Isacson, 17 Parker Terrace, Essex, Assessor's Map 32, Lot 18, VR District, requesting variances to sections 40D, 40E, 50D and 60B of the Essex zoning regulations to allow a handicapped ramp to increase the building coverage from 12.2% to 12.9% where 7.5% is the maximum building coverage allowed. **MADE** by M. Noto; **SECONDED** by W. Veillette ; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to approve of the June 17, 2014 meeting Minutes as presented; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to adjourn the meeting at 9:35 p.m. to the next regularly scheduled meeting to be held on Tuesday, August 19, 2014 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by M. Noto; **SECONDED** by W. T. Furgueson; **IN FAVOR:** P. Greenberg, M. Noto, W. Veillette, W. Furgueson, B. Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary