

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

*Paul Greenberg, Chair
Michael Noto, Vice Chair*

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
March 17, 2015 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, March 17, 2015 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P. Greenberg, W. Feirer, W. Veillette, W. T. Furgueson and A. Daddona. M. Noto joined the meeting at 7:10 p.m.

MOTION MADE by A. Daddona to approve **Application No. 15-2** on behalf of Bradford Carpenter and Kate McSpadden, 26 Hemlock Drive, Essex, CT, Assessor's Map 73, Lot 1, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D, 61B and 101D of the Essex zoning regulations to allow a new deck to a point 13 feet, 10 inches from the rear property line where 30 feet is required. The area of proposed work is also within the Gateway Buffer Area where no improvements are allowed. This proposal presents a small encroachment on the setback. This application is approved in accordance with the February 24, 2015 CT River Gateway Commission letter which requests to allow for only that tree removal which is absolutely necessary to construct the deck. This application is approved in accordance with the plans as submitted. **SECONDED** by W. Veillette; **IN FAVOR:** W. Feirer, W. Veillette, P. Greenberg, W. T. Furgueson, A. Daddona; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION MADE by M. Noto to approve **Application No. 15-3** on behalf of Frank and Mary Francis Readinger, 13 Curiosity Lane, Essex, CT, Assessor's Map 25, Lot 18, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow a proposed addition to a point 21 feet, 6 inches from a side property line where 25 feet is required. The proposed design is consistent with the ADA requirements. The hardship associated with this application is the topography of the narrow lot and the house location which predated zoning. This application is approved in accordance with the plans as submitted. **SECONDED** by A. Daddona; **IN FAVOR:** M. Noto, W. Veillette, P. Greenberg, W. T. Furgueson, A. Daddona; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION MADE by P. Greenberg to approve **Application No. 15-4** on behalf of Richard and Patricia Gill, 3 Abby Lane, Essex, CT, Assessor's Map 26, Lot 29-1, VR District, requesting variances to sections 40C, 40D, 40I.1, and 60B of the Essex zoning regulations to locate a 14' by 20' accessory building to a point 9 feet from a side property line where 25 feet is required. Also, to allow the proposed expansion to increase the maximum allowed building coverage from 9% to 10.5% where 10% is the maximum coverage allowed. The hardship associated with this proposal is based on the topography of the land which makes the proposed location the only location on the property on which to place the shed. This application is approved in accordance with the plans as submitted. **SECONDED** by M. Noto; **IN FAVOR:** M. Noto, W. Veillette, P. Greenberg, W. T. Furgueson, A. Daddona; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

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

MOTION to adjourn the meeting at 7:45p.m. to the next regularly scheduled meeting to be held on Tuesday, April 14, 2015 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by P. Decker; **SECONDED** by M. Noto; **IN FAVOR:** M. Noto, W. Veillette, P. Greenberg, W. T. Furgueson, A. Daddona; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary