

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
June 16, 2015 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 16, 2015 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P. Greenberg, M. Noto, W. Veillette. Alternate members, W. Feirer and B. Sarrantonio were seated.

MOTION MADE by B. Sarantonio to grant a Variance to **Application No. 15-13** on behalf of SKR Partners, LLC, 11 Foxboro Road, Essex, Assessor's Map 16, Lot 12-7, RU District, requesting variances to sections 40D, 40I and 60B of the Essex zoning regulations, to allow a wooden boardwalk to be located to a point 2 feet from a side property line where 25 feet is required. The proposed location of the boardwalk is dictated by a conservation easement and the pitched, sloped area creates a hardship. This proposal offers the least invasion on the abutter's property. The hardship associated with this proposal is the presence of the conservation easement and the slope of the land. This Variance is approved in accordance with the plans as submitted; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, W. Veillette, M. Noto, B. Sarrantonio, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION MADE by M. Noto to grant a Variance to **Application No. 15-14** on behalf of Edward Phillips, 1 Oak Street, Ivoryton, CT, Assessor's Map 40, Lot 45, VR District requesting variances to Sections 40D, 40I.1 and 60B of the Essex zoning regulations to allow to allow a free standing solar array to a point 10 feet from a rear property line where 30 feet is required. This proposal presents a minimal invasion onto the neighbor's setback. The hardship associated with this proposal lies within the nature of the property. This application is conditioned on the construction of a six foot fence from the midline of the western boundary of the applicant's property, to the back and along the northern boundary, halfway across the property line, to block the view of the solar array. This application is approved in accordance with the plans as submitted. **SECONDED** by A. W. Veillette; **IN FAVOR:** P. Greenberg, W. Veillette, M. Noto, B. Sarrantonio, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION MADE by M. Noto to approve a Variance for **Application No. 15-15** on behalf of Joseph Montana, 58 North Main Street, Essex, CT Assessor's Map 27, Lot 60, VR District, requesting a variance to section 60B of the Essex zoning regulations to allow a new carport to increase the existing building coverage from 14.5% to 14.9% where 10% is the minimum coverage allowed. The increase in the coverage associated with this application is minor and the construction and replication of the carport will improve the view and it will create safe passage and eliminate a safety hazard. This proposal is approved in accordance with the plans as submitted. **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, W. Veillette, M. Noto, B. Sarrantonio, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION MADE by M. Noto to approve the May 19, 2015 Minutes with the amendment: Page 3, 4th paragraph from bottom; “M Wells questioned *whether* the applicant did an analysis; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, W. Veillette, M. Noto, B. Sarrantonio, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to adjourn the meeting at 7:45 p.m. to the next regularly scheduled meeting to be held on Tuesday, July 21, 2015 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by A. Daddona; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, W. Veillette, M. Noto, B. Sarrantonio, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary