

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

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

MOTION to re-open the public hearing to, **Application 15-23** on behalf of Richard Langdon, 4 Cross Street, Essex, CT, Assessor's Map 47, Lot 19, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, and 60B to replace an existing detached garage that is 3 feet and 2 inches from a side property line where 25 feet is required. The variance approved in accordance with the plans submitted; **MADE** by B. Sarrantonio; **SECONDED** by W. T. Furgueson; **IN FAVOR:** P. Greenberg, W. T. Furgueson, W. Veillette, B. Sarrantonio; **OPPOSED:** M. Noto; **ABSTAINING:** None; **MOTION CARRIED:** 4-1-0.

MOTION to grant a variance to, **Application No. 15-22** on behalf of Ken Conforto, 6 Maple Avenue, Essex, CT, Assessor's Map 28, Lot 2, VR District, requesting variances to sections 40D and 40I.1 and 60B of the Essex zoning regulations to allow a pergola to be located to a point 6.5 feet from a side property line where 25 feet is required. The hardship is the configuration of the narrow lot, the house predates zoning and anything built on this property will be in violation of the setback. The variance approved in accordance with the plans submitted; **MADE** by W. T. Furgueson; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, M. Noto, W. T. Furgueson, W. Veillette, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant a variance to, **Application 15-23** on behalf of Richard Langdon, 4 Cross Street, Essex, CT, Assessor's Map 47, Lot 19, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, and 60B to replace an existing detached garage that is 3 feet and 2 inches from a side property line where 25 feet is required. This proposal stays within the existing footprint, the building will be brought up to code and there will be no kitchen cooking facility. This carriage house will never be converted as a dwelling unit or a rental property. The hardship is the size of the lot which predates zoning. Additionally, the building is in a state that cannot be repaired and must be replaced in order to keep the same square footage that has existed on that property for many years, and also to meet the building codes. The variance approved in accordance with the plans submitted; **MADE** by W. T. Furgueson; **SECONDED** by M. Noto **IN FAVOR:** P. Greenberg, M. Noto, W. T. Furgueson, W. Veillette, B. Sarrantonio **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant a variance to, **Application 15-24** on behalf of Andrea Griffis, 49 West Avenue, Essex, CT, Assessor's Map 32, Lot 6, VR District, requesting variances to sections 40C, 40D, 40I.1, and 60B to locate an accessory structure that is less than 15 feet in height to a point 2 feet from a rear property line where 5 feet is required, and 4 feet from a side property line where 5 feet is required. Also, to increase the

lot coverage to 13.9% where 10 is the maximum allowed. This proposal is approved with the condition that the previously approved variance of July 2014 is to be terminated at the request of the property owner. The hardship is related to the nature of the property which predates zoning and there is no other location on which to place the garage. The variance approved in accordance with the plans submitted; **MADE** by M. Noto; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, M. Noto, W. T. Furgueson, W. Veillette, W. Feirer.; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve the October 20, 2015 Minutes with the following amendments: 1. M. Noto was at the meeting; 2. Page 6; "The removal of the three existing tanks with a total capacity of 18,000 gallons, with the installation of two tanks with a total capacity of 40,000 gallons"; 3. Page 2: "K. Bombaci stated that the station was *purchased* in late 50's"; **MADE** by W. Feirer.; **SECONDED** by M. Noto; **IN FAVOR:** P. Greenberg, M. Noto, W. T. Furgueson, W. Veillette, W. Feirer.; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to adjourn the meeting at 9:10p.m. to the next regularly scheduled meeting to be held on Tuesday, December 15, 2015 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by M. Noto; **SECONDED** by W. Veillette; **IN FAVOR:** W. Veillette, W. T. Furgueson, P. Greenberg, M. Noto, W. Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary