

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

Paul Greenberg, Chair
Michael Noto, Vice Chair

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Regular Members

Vacancy
W. T. Furgueson
William Veillette

Alternate Members

Ward Feirer
Barbara Sarrantonio
Peter Decker

Record of the Vote
January 19, 2016

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, January 19, 2016 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were M. Noto Vice Chair, W. T. Furgueson, W. Veillette and W. Feirer seated for P. Greenberg.

MOTION to deny a variance to **Application No. 15-27** on behalf of Glenn Jacobsen, 10 New City Street, Essex, CT, Assessor's Map 28, Lot 66, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the Essex zoning regulations to allow the relocation of an existing 12' x 18' shed to a location 5 feet from a side property line where 25 feet is required. A Variance is denied based on a lack of hardship; **MADE** by W. T. Furgueson; **SECONDED** by M. Noto; **IN FAVOR OF MOTION TO DENY:** M. Noto, W. T. Furgueson, W. Feirer and W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to grant a variance to **Application No. 15-28** on behalf of Terry Mulcahey for Patricia Hitchcock, 16 Parker Terrace, Essex, CT, Assessor's Map 27, Lot 104, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 61B to remove, then rebuild a 15' x 21' single-car garage on a location that is 3 feet from a side property line where 25 feet is required. The hardship associated with this application is based on the proposed location of the shed which is the only practical location for the structure to be situated and this proposal replaces a defective, unsafe building with a safe structure. The variance is approved in accordance with the plans submitted; **MADE** by W. T. Furgueson; **SECONDED** by W. Feirer; **IN FAVOR:** M. Noto, W. T. Furgueson, W. Feirer and W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to grant a variance to **Application No. 15-29** on behalf of Nancy Hudson, 56 South Main Street, Essex, CT, Assessor's Map 46, Lot 40, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 61B to remove an existing garage and replace it with a larger 20' x 24' structure to a point 15 feet from a side property line where 25 feet is required, and to increase building coverage from 10.5% to 12.2% where 10% is the maximum building coverage allowed. The hardship associated with this proposal is due to the topography of the land. The variance approved in accordance with the plans submitted; **MADE** by M. Noto; **SECONDED** by W. Feirer; **IN FAVOR:** M. Noto, W. T. Furgueson, W. Feirer and W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to approve the December 15, 2015 Minutes as presented; **MADE** by M. Noto; **SECONDED** by W. T. Furgueson; **IN FAVOR:** M. Noto, W. T. Furgueson, W. Feirer and W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to approve the 2016 Meeting Calendar as presented; **MADE** by M. Noto; **SECONDED** by W. T. Furgueson; **IN FAVOR:** M. Noto, W. T. Furgueson, W. Feirer and W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

MOTION to adjourn the meeting at 8:05p.m. to the next regularly scheduled meeting to be held on Tuesday, February 16, 2016 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by M. Noto; **SECONDED** by P. Greenberg; **IN FAVOR:** W. T. Furgueson, P. Greenberg, M. Noto, P. Decker; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 4-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary