

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

*Paul Greenberg, Chair
Vacancy, Vice Chair*

29 West Avenue • Essex, Connecticut 06426
Telephone (860) 767-4340 • FAX (860) 767-8509

Regular Members

*Barbara Sarrantonio
W. T. Furgueson
William Veillette*

Alternate Members

*Ward Feirer
Peter Decker
Philip J. Beckman*

**Record of the Vote
May 17, 2016**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 17, 2016 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P. Greenberg Chair, B. Sarrantonio, W. Veillette, W. T. Furgueson, W. Feirer, and P. Beckman.

MOTION to grant approval to, **Application No. 16-6** on behalf of Dan Wilcox, 18 Bushnell Street, Essex, CT, Assessor Map 47 Lot 7, VR District, requesting amendment to application 03-28, a previously approved variance allowing a detached garage. This amended variance is approved with the condition that the space above the garage may be used as a family room, however it will never be allowed as an accessory apartment; and a kitchen/kitchenette shall not be added, and shall not have a water supply, bathrooms or kitchen appliances. The Variance is granted in accordance with the plans as submitted; **MADE** by W. T. Furgueson; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Veillette, W. T. Furgueson, and P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant approval to, **Application 16-7** on behalf of Michael Gates, 1 Northwinds Drive, Ivoryton, CT, Assessor's Map 18, Lot 1-1, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the Essex Zoning Regulations to allow a 24' x 24' detached garage to a point 17 feet from a front property line where 40 feet is required. The hardship associated with this proposal is the configuration of the property which creates a drainage issue and mandates the location, as sited on the application. This property is a corner lot with two front setbacks which further creates an issue, and to add a third bay to the existing garage would serve to worsen the current situation. The Variance is granted in accordance with the plans as submitted; **MADE** by B. Sarrantonio; **SECONDED** by W. T. Furgueson ; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Veillette, W. T. Furgueson, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant approval to, **Application 16-8** on behalf of William Gunther, 22 Pratt Street, Essex, CT Assessor's Map 47, Lot 107, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex Zoning Regulations to allow a 7' x 8' house addition to a point 10.5 feet from the front property line where 30 feet is required. This proposal will reduce and eliminate a nonconforming function and reduce coverage by removing a portion of the building. There is a great reduction in nonconformities relevant to what is being requested. The Variance is granted in accordance with the plans as submitted; **MADE** by W. T. Furgueson; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Veillette, W. T. Furgueson, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant approval to, **Application 16-9** on behalf of Paige Lescure, 36 Mack Lane, Assessor's Map 50, Lot 13, VR District, requesting variances to sections 40C, 40D, 40I.1, 50C, 60B and 101D of the Essex zoning regulations to allow a 7' x 12' addition to a point 12 feet from a side property line where 25 feet is required. Also, to allow this addition within the Gateway Buffer area. Also, to allow an 18' x 21' detached garage to increase the building lot coverage to 10.4% where 10 is the maximum building coverage allowed. The hardship associated with this proposal is that the house predates zoning, the configuration of the house on this lot, and the proximity to the flood elevation line creates a further hardship. The existing stairs are a hazard and the applicant proposes to create a code compliant staircase. The Variance is granted in accordance with the plans as submitted; **MADE** by W. Veillette; **SECONDED** by B. Sarrantonio; **IN FAVOR:** B. Sarrantonio, W. Veillette, W. Feirer, W. T. Furgueson, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant approval to **Application 16-10** on behalf of Vincent and Kelly Sadosky, 11 Little Point Street, Essex, CT, Assessor's Map 31, Lot 7, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex Zoning Regulations to locate an addition on a house to a point 1 foot from the side property line where 25 feet is required and to allow an increase in building coverage to 16.5% where 10% is the maximum coverage allowed. The hardship associated with this proposal is that this property is comprised of a tiny, narrow lot with a small house and the applicant has spent considerable effort to minimize a nonconformity as related to the proposal. The Variance is granted in accordance with the plans as submitted; **MADE** by B. Sarrantonio; **SECONDED** by P. Beckman; **IN FAVOR:** P. Greenberg, B. Sarrantonio, W. Veillette, W. T. Furgueson, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve the April 26, 2016 Special Meeting Minutes with the following amendments: 1. Remove Michael Wells from list of attendees; 2. The vote on Variance application and the vote on Adjournment to read "**Approved 4/0/0**"; **MADE** by P. Greenberg; **SECONDED** by W. T. Veillette; **IN FAVOR:** P. Greenberg, W. Veillette, W. T. Furgueson, B. Sarrantonio P. Beckman; **OPPOSED:** None; **ABSTAINING:** B. Sarrantonio; **MOTION CARRIED:** 5-0-0.

MOTION to approve the April 19, 2016 Regular Meeting Minutes as presented; **MADE** by W. Veillette; **SECONDED** by W. T. Furgueson; **IN FAVOR:** P. Greenberg, W. Veillette, W. T. Furgueson, B. Sarrantonio P. Beckman; **OPPOSED:** None; **ABSTAINING:** B. Sarrantonio; **MOTION CARRIED:** 5-0-0.

MOTION to adjourn the meeting at 8:15p.m. to the next regularly scheduled meeting which will be held on Tuesday, June 21, 2016 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by P. Greenberg; **SECONDED** by P. Beckman; **IN FAVOR:** P. Greenberg, W. Veillette, B. Sarrantonio, W. T. Furgueson, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary