

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

*Paul Greenberg, Chair
Vacancy, Vice Chair*

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Regular Members

*Barbara Sarrantonio
W. T. Fergusson
William Veillette
Ward Feirer*

Alternate Members

*Peter Decker
Philip J. Beckman
George Wendell*

**Record of the Vote
July 19, 2016 – Public Hearing**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 19, 2016 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were P Greenberg, W Veillette, W Feirer, P. Beckman, Alternate who was seated for the meeting and G. Wendell, Alternate who was seated for the meeting.

MOTION to grant approval to **Application No. 16-14** on behalf of Keith Knickerbocker, 22 Falls River Drive, Ivoryton, CT Assessor's Map 53, Lot 3, LI District requesting variances to Sections 40D, 40E, 40I.1, 61B and 62B of the zoning regulations to locate a rear house addition to a point 22 feet from a side property line where 30 feet is required. The hardship established with the previously granted Variance cited the size and the shape of the lot and the fact that the house was constructed prior to the enactment of zoning. As related to this proposal, the encroachment into the side yard is similar to the previously approved Variance which was granted at the May 18, 2000 meeting of the Zoning Board of Appeals. The Variance is approved in accordance with the plans presented; **MADE** by W. Veillette **SECONDED** by W. Feirer; **IN FAVOR:** P. Greenberg, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to deny, **Application 16-15** on behalf of Jon and Amity Goss, 7 Hillside Drive, Essex, CT, Assessor's Map 68, Lot 14-1B, RU District, requesting variances to sections 40C, 40D, 40I.1, and 61B of the zoning regulation to locate a 24 x 24 square foot detached garage to a point eight feet from a side property line where 30 feet is required. The Variance is denied as there is no evident hardship with the topography of the property. The size of the property presents options that could provide opportunity to construct a garage with no impingement on the setback or a smaller impingement on the setback; **MADE** by P. Beckman; **SECONDED** by W. Feirer; **IN FAVOR:** P. Greenberg, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant approval to **Application 16-16** on behalf of Jon and Margaret Morris, 5 Riverview Street, Essex, CT, Assessor's Map 28, Lot 37, VR District, requesting variances to sections 40C, 40D, 40E, 60B and 101D to locate a single family dwelling and a detached garage within the Gateway Buffer Zone and to allow a proposed building coverage of 11.1% where 10% is the maximum building coverage allowed. A significant number of the nonconformities have been reduced and the geometry of the property, and the setback from the CT River is preventative. The coverage is going up by 1%. The lot is rezoning and nonconforming. The Variance is granted in accordance with the plans as submitted. **MADE** by P. Beckman; **SECONDED** by W. Feirer; **IN FAVOR:** P. Greenberg, W. Veillette, W. Feirer, G. Wendell,

P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant approval to **Application 16-17** on behalf of John Larson, and Kelly Sullivan, 15 High Street, Essex, Assessor's Map 27, Lot 74, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a second floor expansion within the front yard setback area and to allow a 4' x 16' front porch addition to a point 12' 3" from the front property line where 30' is required. Also to allow an increase in the building coverage from 12.4% to 13.1 where 10% is the maximum coverage allowed. The hardship associated with this variance is that the house predates zoning. The existing elevation of the house is within the setback and the second story addition will be constructed on the same footprint as the current house. The four-foot wide porch addition follows the same front house plain. The Variance is granted in accordance with the plans as submitted. **MADE** by W. Feirer; **SECONDED** by W. Veillette; **IN FAVOR:** P. Greenberg, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to grant approval to **Application No 16-8** on behalf of Dan Wilcox, 18 Bushnell Street, Essex, CT, Assessor's Map 47, Lot 7 VR District requesting an amendment to Application 16-6, a previously approved variance allowing a detached garage with a condition. The condition which states "A kitchen/kitchenette shall not be added, and shall not have a water supply, bathrooms or kitchen appliances" shall be deleted. However, the condition which states "The second story of the garage be restricted for use as a workshop, or storage, or a family room, however it will never be allowed as an accessory apartment" remains in full force. The Variance is granted in accordance with the plans as submitted. **MADE** by W. Feirer; **SECONDED** by P. Beckman; **IN FAVOR:** P. Greenberg, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve the June 21, 2016 Regular Meeting Minutes as presented; **MADE** by W. Feirer; **SECONDED** by P. Beckman; **IN FAVOR:** P. Greenberg, W. Veillette, W. Feirer, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to adjourn the meeting at 8:35p.m. to the next regularly scheduled meeting which will be held on Tuesday, August 15, 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, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary