

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. Fergusson
William Veillette
Ward Feirer*

Alternate Members

*Philip J. Beckman
George Wendell
Richard Rybak*

**Record of the Vote
January 3, 2017 – Public Hearing and Special Meeting**

The Essex Zoning Board of Appeals conducted a special meeting on Tuesday, January 3, 2017 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were W. Feirer, B. Sarrantonio, W. Veillette. P. Beckman, Alternate and G. Wendell, Alternate seated for W.T. Fergusson, R. Rybak, Alternate seated for P Greenberg.

MOTION to approve the 2017 meeting schedule as presented; **MADE** by W. Feirer; **SECONDED** by G Wendell; **IN FAVOR:** B Sarrantonio, W. Feirer, W. Veillette, G. Wendell, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve **Application No. 16-33** on behalf of Cathy Craighead, 5 Earl Street, Centerbrook, CT, Assessor's Map 43, Lot 79-1, VR District, requesting a variance to section 40D, 40E, 50D and 60B of the zoning regulations to allow a 24 s.f. expansion of a deck to increase the existing building coverage from 12.4% to 12.6% where 10% is the maximum coverage allowed. The hardship is based on the area and size of the house and the lot which pre-exist zoning. This proposal is approved in accordance with the plans as submitted; **MADE** by G Wendell; **SECONDED** by W. Feirer; **IN FAVOR:** B. Sarrantonio, W Feirer, R Rybak, G. Wendell, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve **Application No. 16-34** on behalf of Bret and Amy Zupan, 8 Maple Avenue, Essex, CT, Assessor's Map 28, Lot 3 requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a front porch roof to a point 11 feet from the front property line where 30 feet is required. Also to construct a front dormer on a house already in the front and side setbacks. Also to allow a rear dormer on the rear of the house where house is within the side setbacks. The hardship is that the lot precedes zoning and the bedrooms which are currently not up to building code will become more conforming to the building code. The proposed overhang resolves a safety issue related to the front door. The Variance is approved in accordance with the plans presented; **MADE** by W Feirer **SECONDED** by W. Veillette; **IN FAVOR:** B Sarrantonio, W. Feirer, W. Veillette, G. Wendell, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve a variance **Application No. 16-36** on behalf of Michael Belanger, Plains Road, Essex, CT, Assessor's Map 53, Lot 13-1, requesting variances to sections 40C, 40D, 40I.1 and 90E of the zoning regulations to allow a 44' x 50' building to a point 15 feet from a property line where 25 feet is

required based on the hardship to the land of the unintended consequences created by the zone change; **MADE** by R Rybak; **SECONDED** by G Wendell; **IN FAVOR:** B Sarrantonio, W. Feirer, W. Veillette, G. Wendell, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to approve the November 15, 2016 Meeting Minutes as presented; **MADE** by W Feirer; **SECONDED** by B Sarrantonio; **IN FAVOR:** B Sarrantonio, W. Feirer, W. Veillette, G. Wendell, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to adjourn the meeting at 8:00 p.m. to the next regularly scheduled meeting which will be held on Tuesday, January 17, 2017 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by W. Feirer; **SECONDED** by B Sarrantonio **IN FAVOR:** B Sarrantonio, W. Veillette, W. Feirer, G. Wendell, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary