

TOWN OF ESSEX
Zoning Board of Appeals

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

Executive Board

*Paul Greenberg, Chair
W. T. Furgueson, Vice Chair
W. Feirer, Secretary*

Regular Members

*Barbara Sarrantonio
William Veillette*

Alternate Members

*Philip J. Beckman
George Wendell
Richard Rybak*

**Record of the Vote
February 21, 2017 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February 21 2017 at 7:00 p.m. in Room B of the Essex Town Hall. Attending Members were P Greenberg, W. Feirer, W. Veillette, W T Furgueson, P Beckman. G Wendell joined the meeting at 7:03pm. B Sarrantonio joined the meeting at 7:05pm

MOTION to grant a Variance to **Application No. 17-1** on behalf of Sal Sapia, 3 Riverview Street, Essex, CT, Assessor's Map 28, Lot 39, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations to allow the increase in height of a nonconforming area of the existing roof line by 2 feet, 4 inches. The hardship associated with this proposal is considered in the following factors; 1) This property is a nonconforming lot; 2) The owner's desire to improve circulation through cross-ventilation; 3) The height of the dormer will not exceed the existing structure. A Variance is approved with the following stipulation: 1) The second floor will not be used as a living space, but for storage purposes only; **MADE** by W Veillette; **SECONDED** by P Beckman; **IN FAVOR:** P Greenberg, P Beckman, W. Feirer, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to deny a Variance to **Application No. 17-2** on behalf of Dan Wilcox, 18 Bushnell Street, Essex, CT, Assessor's Map 47, Lot 7, requesting variances to Sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow an enclosed breezeway to be located to a point 12 feet from the rear property line where 30 feet is required and to allow an increase to the existing building coverage from 16.9% to 18.7% where 10% is the maximum coverage allowed. The Variance is denied based on lack of defined hardship that is unique to the property. **MADE** by P. Beckman; **SECONDED** by W Feirer; **IN FAVOR:** P Greenberg, P Beckman, W. Feirer, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0. Application denied.

MOTION to approve the January 17, 2017 Regular Meeting Minutes with the following amendment: Page 2, third paragraph from bottom of page to read: "B Sarrantonio stated that many of the homes on Pratt Street are substandard by modern standards"; **MADE** by W Feirer; **SECONDED** by W Veillette; **IN FAVOR:** W T Furgueson, W. Feirer, W. Veillette, P Greenberg, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

MOTION to adjourn the meeting at 7:52 p.m. to the next regularly scheduled meeting which will be held on Tuesday, March 21, 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 P Beckman **IN FAVOR:** P Beckman, W. Feirer, W. Veillette, P Greenberg, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary