

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board
Doug Demarest, Vice Chairman

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Regular Members

*Al Daddona
Michael Noto
Paul Greenberg
W. T. Furgueson*

Alternate Members

William Veillette

Record of the Vote
October 15, 2013 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, October 15, 2013 at 7:30 p.m. in Room A of the Essex Town Hall. Members in attendance were Doug Demarest, Vice Chair, Al Daddona, Paul Greenberg, W.T. Furgueson and William Veillette, alternate who was seated for the meeting.

MOTION to grant a variance **Application No. 13 - 25** on behalf of Lindsay Merola for Matthew J. Lefevre, Esq., et al, Trustees at 46 Sunset Terrace, Essex, CT Assessor's Map 27 Lot 123, VR District, requesting a variance to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow two minor additions and a 10' x 12' shed to expand the existing building coverage from 9.3% to 10.1% where 7.5% is the maximum coverage allowed. Also, to allow the location of a roof overhang to a point 26.5 feet from the rear property line where 30 feet is required. The hardship associated with this proposal is that the increase in coverage is very minor and there is minimal intrusion on setbacks and coverage. The variances requested are for the covered entries, for ADA purposes and this is a preexisting, nonconforming lot creating the area issue. This application is approved in accordance with the plans dated July 17, 2013 and received by the Essex Land Use office on September 13, 2013; **MADE** by A. Daddona; **SECONDED** by W.T. Furgueson; **IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, W.T. Furgueson, W. Veillette; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

MOTION to deny based on lack of hardship a variance to **Application #13-26** on behalf of the Essex Elderly and Affordable Housing, Inc., property located at 26 Main Street, Centerbrook, CT, Assessor's Map 44, Lot 17-1, C District, requesting variances to sections 40C, 40D, 40N, 40R, 80C, 131A.1.A, 131A.1.B, 131A.1.D, 131A.1.E, 131A.1.G, 131A.4.A, 131D of the Essex zoning regulations to allow a multiple dwelling project for elderly affordable housing. **MADE** by W.T. Furgueson; **SECONDED** by A. Daddona; **IN FAVOR:** A. Daddona, D. Demarest, W.T. Furgueson, W. Veillette; **OPPOSED:** P. Greenberg; **ABSTAINING:** None; **APPROVED:** 4-1-0.

MOTION to continue a variance to **Application #13-27** on behalf of Kevin Doyon at 7 Windsor Lane, Centerbrook, CT Assessor's Map 55 Lot 1-2, RU District requesting variances to sections 40C, 40D, 40I.1 and 61B of the Essex zoning regulations to locate a 12' x 16' shed to a point 18 feet from the front property where 40 feet is required; **MADE** by P. Greenberg; **SECONDED** by A. Daddona; **IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, W. Veillette, W.T. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

MOTION to approve the September 17, 2013 meeting Minutes as presented; **MADE** by A. Daddona; **SECONDED** by P. Greenberg; **IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, W. Veillette, W. T. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

MOTION made to adjourn the meeting at 8:45 p.m. to the next regularly scheduled meeting to be held on Tuesday, November 19, 2013 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by D. Demarest; **SECONDED** by A. Daddona; **VOTING IN FAVOR:** A. Daddona, P. Greenberg, D. Demarest, W. Veillette, W. T. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary