

TOWN OF ESSEX
Zoning Board of Appeals

Executive Board
Vacancy

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

Regular Members

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

Alternate Members

*William Veillette
Ward Feirer*

Record of the Vote
February 18, 2014 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February 18, 2014 at 7:30 p.m. in Room A of the Essex Town Hall.

Attending Members:

Al Daddona
Paul Greenberg, Regular Member
Michael Noto, Regular Member
W.T. Furgueson, Regular Member
William Veillette, Alternate, seated for this meeting
Ward Fierer, Alternate Member

Absent Members:

Staff:

Michael Wells, Legal Counsel to the Board
Stella Beaudoin, Recording Secretary

MOTION made for Paul Greenberg serve as acting chair for this evening's meeting; **MADE** by M. Noto; **SECONDED** by A. Daddona. **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to grant a variance to **Application No. 13 - 30** on behalf of John Cacase, 22 Main Street, Essex, CT. Assessor's Map 47, Lot 67 EV District requesting variances to sections 40D, 40E, and 70B of the Essex zoning regulations to add a 208 square foot addition to a house that would increase building coverage from 31% to 33.4% where 25% is the maximum coverage allowed. The hardship associated with this proposal is that this is a minimal increase in coverage and the proposal is for a small addition. The house predates zoning regulations and any work on the property will be in violation of the zoning ordinances. This application is approved in accordance with the plans as submitted; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to continue to the March 18, 2014 meeting consideration of **Application 13-31** on behalf of Bradford Perry, Trustee, 27 West Avenue, Essex, CT, Assessor's Map 32, Lot 31, VR District, requesting variances to section 60B of the Essex zoning regulations to decrease the size of a valid nonconforming of from 49,346 square feet to 21,030 square feet where 60,000 square feet is the minimum of area required. Also to allow one existing valid nonconforming accessory structure to be located 6'2" from the proposed rear property line and a second accessory structure to be 5'2" from the proposed real property where 30 feet is required. Also, to allow the building coverage to increase from 8.3% to 19.5% where 7.5% is the maximum coverage allowed; The application is continued pending receipt of updated plans and further deliberation of this proposal. **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to grant a variance to **Application 14-1** on behalf of Matt Carroll, 107 Main Street, Ivoryton, CT, Assessor's Map 57, Lot 14, C District, requesting a variance to section 112A.1 of the Essex zoning regulations to allow the sale of alcohol for on-premises consumption where a public entrance of the building is within 200 feet of another public entrance of a similar use. The hardship is that there are two pre-existing uses that predate the regulation. This application is approved in accordance with the plans as submitted; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to grant a variance to **Application 14-2** on behalf of Lisa Romano, 178 Saybrook Road, Essex, CT, Assessor's Map 74, Lot 31, RU District requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the Essex zoning regulations to locate a front porch to a point four feet from the front property line where 40 feet is required and to raise a portion of the roof that is in the front setback area. The hardship associated with this application is that this is a nonconforming lot and any changes would impose upon the zoning regulations and the topography of the land is prohibitive. This application is approved in accordance with the plans as submitted; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION for Paul Greenberg serve as chair; **MADE** by M. Noto; **SECONDED** by A. Daddona. **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION for Michael Noto to serve as vice chair; **MADE** by P. Greenberg; **SECONDED** by W. Veillette. **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to elevate William Veillette to member-at-large to fill the vacancy created by Doug Demarest; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to approve the November 19, 2013 meeting Minutes as presented; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION to approve the 2014 meeting calendar as presented; **MADE** by M. Noto; **SECONDED** by A. Daddona; **IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

MOTION made to adjourn the meeting at 9:30 p.m. to the next regularly scheduled meeting to be held on Tuesday, March 18, 2014 at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by M. Noto; **SECONDED** by A. Daddona; **VOTING IN FAVOR:** P. Greenberg, M. Noto, A. Daddona, W. Veillette, W. Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0 0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary