

TOWN OF ESSEX
Zoning Board of Appeals
29 West Avenue
Essex, CT 06426

A G E N D A

Public Hearings followed by Regular Meeting

December 17, 2019 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application No. 19-31** on behalf of Johnathan and Michelle Carlisle, 39A River Road, CT, Assessor's Map 10, Lot 19, RU District, requesting variances to sections 40D and 101E of the zoning regulations to locate a 14' x 28' inground swimming pool within the Gateway Buffer Zone.
- **Application No. 19-32** on behalf of Charles and Stephanie Pious, 30 Hemlock Drive, Essex, CT, Assessor's Map 73, Map 2, RU District, requesting variances to sections 40D, 40E, 40N and 101E of the zoning regulations to locate a patio and sidewalk network within the Gateway Buffer Zone. Also, to locate a small patio to a point 3 feet from a side property line where 10 feet is required.
- **Application No. 19-33** on behalf of Carolyn A. and Paul M. Bergantino, 46 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 9, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D, 61B and 101E of the zoning regulations to perform a major remodel of an existing house within a Gateway Buffer Zone. Also, to allow for a garage that is within the front yard setback to increase in height.
- **Application No. 19-34** on behalf of Carolyn A. and Paul M. Bergantino, 46 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 9, RU District, requesting an approval of a Coastal Area Management Site Plan to allow for a major remodel of an existing house that is within 100 feet of tidal wetlands.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 19-31** on behalf of Johnathan and Michelle Carlisle, 39A River Road, CT
- **Application No. 19-32** on behalf of Charles and Stephanie Pious, 30 Hemlock Drive, Essex, CT
- **Application No. 19-33** on behalf of Carolyn A. and Paul M. Bergantino, 46 Crosstrees Hill Road, Essex, CT
- **Application No. 19-34** on behalf of Carolyn A. and Paul M. Bergantino, 46 Crosstrees Hill Road, Essex, CT

3. New Business

4. Old Business

- Approval of Minutes – November 19, 2019

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, January 21, 2020**