



TOWN OF ESSEX  
Zoning Board of Appeals

**Executive Board**  
*W. T. Furgueson, Chair*  
*W Feirer, Vice Chair*  
*Philip J Schaller, Secretary*

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**Regular Members**  
*B. Sarrantonio*  
*Philip J Beckman*

**Alternate Members**  
*George Wendell*  
*Richard Rybak*  
*Susan Feaster*

**Record of the Vote**  
**September 19, 2023 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, September 19, 2023 at 7:00 p.m. at the Essex Town Hall, Meeting Room A, and also public access via online through Zoom. Members in attendance were W T Furgueson, W Feirer, P Schaller, R Rybak, G Wendell.

**MOTION** by W T Furgueson to close the public hearing on **Application No. 23-12** on behalf of One Via Verona, LLC, 147 Main Street Ivoryton, CT, Assessor's Map 58 Lot 20, VR District, requesting variances of Sections 40C, 40D, 40E, 40I.1, 50D, and 60B for reconstruction of an existing garage including expanding the garage to be 20 ft long and 12 ft wide, having a side setback of 16 ft 9 inches where 25 ft is required, at 7:08pm; **SECONDED** by G Wendell; **IN FAVOR**; W T Furgueson, W Feirer, P Schaller, R Rybak, G Wendell; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No further discussion.

**MOTION** by W T Furgueson to close the public hearing on **Application No. 23-13** on behalf of David L. Dick and MaryAlice Godfrey, 22 Main Street Essex, CT, Assessor's Map 47 Lot 67, EV District, requesting variances of Sections 40D, 40Q for construction of a pool/spa to be located 6 ft of the side yard property line where 20 ft is required, at 7:38pm; **SECONDED** by P Schaller; **IN FAVOR** W T Furgueson, W Feirer, P Schaller, R Rybak, G Wendell; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No further discussion.

**MOTION** made by G Wendell to approve a variance **Application No. 23-12** on behalf of **Application No. 23-12** on behalf of One Via Verona, LLC, 147 Main Street Ivoryton, CT, Assessor's Map 58 Lot 20, VR District, requesting variances of Sections 40C, 40D, 40E, 40I.1, 50D, and 60B for reconstruction of an existing garage including expanding the garage to be 20 ft long and 12 ft wide, having a side setback of 16 ft 9 inches where 25 ft is required. The hardship associated with this proposal is the

location of a large tree, and the fact that this is an extremely narrow and deep lot, and the area that is close to level is the only location for building. This proposal is approved in accordance with the plans as submitted; **SECONDED** by R Rybak; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, R Rybak, G Wendell; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.** Motion carried. **Discussion:** No further discussion.

**MOTION** made by G Wendell to approve a variance **Application No. 23-13** on behalf of David L. Dick and MaryAlice Godfrey, 22 Main Street Essex, CT, Assessor's Map 47 Lot 67, EV District, requesting variances of Sections 40D, 40Q for construction of a pool/spa with a maximum water area of 10' x 16' with a flange, to be located 6 ft of the side yard property line where 20 ft is required. The hardship associated with this proposal is to optimize the probable life of the Cherry tree, which is an important consideration. Approval of this proposal is contingent with the following conditions: the landscaping, per the plans submitted with this proposal, must be maintained. A suitable vegetation barrier will be installed, which will grow and be maintained to approximately 5' - 6' and will be maintained at that height, along Meigs Lane and along Main Street. **SECONDED;** W T Furgueson; **IN FAVOR:** W T Furgueson, G Wendell; **OPPOSED:** P Schaller, W Feirer, R Rybak; **ABSTAINING:** None; **MOTION FAILED; 2-3-0. APPLICATION DENIED.**

**MOTION** made by W T Furgueson to approve the August 15, 2023 Minutes as presented; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, R Rybak; **OPPOSED:** None; **ABSTAINING:** G Wendell; **MOTION CARRIED 4-0-1. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to adjourn the meeting at 8:11pm to the next regularly scheduled meeting which will be held on Tuesday, October 17, 2023 at 7:00 p.m., at the Essex Town Hall, and accessible via online. Refer to Town of Essex website for the Zoom link and related information; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, R Rybak, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

Respectfully submitted,

Stella A Caione, Recording Clerk