

TOWN OF ESSEX  
**Zoning Board of Appeals**

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29 West Avenue • Essex, Connecticut 06426  
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**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  
March 21, 2017 – Public Hearing and Regular Meeting**

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

**MOTION** to continue to the April 18, 2017 regularly scheduled meeting, consideration of **Application No. 17-5** on behalf of Michael Picard, 175 Saybrook Road, Essex, CT, Assessor's Map 74, Lot 11, requesting variances to Sections 40C, 40D, 40E, 40I.1, 40N, 40R, 50C.2, 50D, 61B and 101D of the zoning regulations to allow a single-family dwelling to a height of 32 feet, 3 inches where 30 feet is the maximum height allowed and to be located to a point 20 feet from the side property line where 30 feet is required. Also, to allow a detached garage to a point 8 feet from a side property line where 30 feet is required and to a point 12 feet from a front property line where 40 feet is required. Also, to allow a paved driveway to be located within 5 feet of a side property line. Also, to allow an in-ground swimming pool within the Gateway buffer area. Also, to allow a pool pavilion to a point 6 feet from a side property line where 30 feet is required and to be within the Gateway buffer area. Also, to allow a patio to a point 7 feet from a side property line where 10 feet is required and to be within a Gateway buffer area. Also, to allow a 123- foot long wall within the Gateway buffer area; **MADE** by B Sarrantonio; **SECONDED** by W T Furgueson; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to continue to the April 18, 2017 regularly scheduled meeting, consideration of **Application No 17-7** on behalf of **Michael Picard, 175 Saybrook Road, Essex, Assessor's Map 74 Lot 11, Coastal Area Management site plan review; MADE by:** B Sarrantonio; **SECONDED by:** W Feirer; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to grant a Variance to **Application No. 17-3** on behalf of Edward Domnarski, 20 Stanford Hill Road, Essex, Assessor's Map 51, Lot 28-3, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to allow a 12' x 20' shed to a point 5 feet from a side property line where 30 feet is required. The hardship is based on the topography and the minimal impact of this proposal on surrounding properties. A Variance is approved in accordance with the plans as submitted; **MADE** by B Sarrantonio; **MOTION** to approve a Variance to **Application No. 17-4** on behalf of Thomas Klin, 66 River Road, Essex, CT, Assessor's Map 12, Lot 4, requesting variances to Sections 40C, 40D, 40I.1, and 61B of the zoning regulations to allow a 14' x 23' addition to a point 16.5 feet from a side property line where 30 feet is

required. The hardship is based on the topography of the land and that this is the most logical location for the placement of the structure. The Variance is approved in accordance with the plans as submitted. **MADE** by W Feirer; **SECONDED** by W T Furgueson; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to approve a Variance to **Application No. 17-6** on behalf of Griswold Inn, LLC, 47 Main Street, Essex, CT, Assessor's Map 47, Lot 18, requesting variances to Sections 40A, 40B.3, 40E, and 50E of the zoning regulations to allow the expansion of the use of an Inn to the second floor of an existing accessory building. The Variance is based on the use which is consistent with the surrounding area and by not allowing this consistent use renders this space, dead space and unusable. This proposal will provide an economic benefit to the Town and a hardship to the Town would be created if this proposal were to be denied; The Variance is approved in accordance with the plans as submitted. **MADE** by B. Sarrantonio; **SECONDED** by W Feirer; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to approve the February 21, 2017 Regular Meeting Minutes with following amendment: 1) Remove the comma between *Chairman* and *Al Wolfgram*; **MADE** by W Feirer; **SECONDED** by B Sarrantonio; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to adjourn the meeting at 8:00 p.m. to the next regularly scheduled meeting which will be held on Tuesday, April 18, 2017 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by B Sarrantonio; **SECONDED** by W T Furgueson; **IN FAVOR:** P Greenberg, W. Feirer, B Sarrantonio, W. Veillette, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary