



TOWN OF ESSEX
Zoning Board of Appeals

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
February 20, 2018 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February 20, 2018 at 7:00 p.m. in Room B of the Essex Town Hall. Members present for the meeting were P Greenberg, W. T. Furgueson, B Sarrantonio, W Feirer, P Beckman, R Rybak and G. Wendell

MOTION made by B Sarrantonio to approve a variance for **Application No. 17-22** on behalf of Jonathan Morris, 5 Riverview Street, Essex, Assessors Map 38, Lot 37 VR District, requesting variances to sections 40C, 40D, 40I.1 and 60 B to locate a shed. The hardship associated with this proposal is the topography of the land and the surrounding waterways, and the public use of it. The approval of Variance is conditioned with the following: 1) At such time that the house is constructed on this property, the shed must be removed. This proposal is approved in accordance with the plans as submitted; **SECONDED** by R Rybak; **IN FAVOR** P Greenberg, B Sarrantonio, W. T. Furgueson, W Feirer, R Rybak; **OPPOSED**: W Feirer; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

MOTION made by P Beckman to approve a variance for **Application #18-1** on behalf of Sarette Builders, LLC, Summit Street, Ivoryton, CT, Assessor's Map 57, Lot 75 and Map 58, Lot 13, VR District requesting variances to sections 40C, 40D, 40I.1, 40J and 60B to allow a new single family dwelling to a point 16.7 feet from the front property line where 30 feet is required. Also, to allow the building height to be 37 feet where 30 feet is the maximum building height allowed. The hardship associated with this proposal is the topography of the lot which impacts the excess height of the building, and the placement of the drainage swale, limiting the location. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR**: P Greenberg, W. T. Furgueson, B Sarrantonio, W Feirer, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

MOTION made by W. T. Furgueson to deny a variance for **Application No. 18-2** on behalf of Joseph and Karen DiRenzo, 3 New City Street, Essex, CT, Assessor's Map 28, Lot 69, VR District, requesting variances to sections 40D, 40E, 40I.1, 45C.1, 45D.4 and 60B of the zoning regulations to allow a property to reach 16.5% building coverage where 10% is the maximum building coverage allowed. Also, to allow an accessory apartment to be located within a structure that is 7 feet from a property line where 15 feet is required, and to allow an accessory apartment on a lot that under

the minimum lot size of 60,000 square feet. Issuance of a Variance denied due to lack of hardship; **SECONDED** by B Sarrantonio; **IN FAVOR**: P Greenberg, W. T. Furgueson, B Sarrantonio, W Feirer, G Wendell; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

MOTION made by W Feirer to approve the January 16, 2016 Regular Meeting Minutes with the following amendments; 1) Page 1, last paragraph, first line to read, “the Board acknowledged receipt of application 17-23”; 2) Page 4, second full paragraph add: “owner later commented that the dwelling had already been converted to, two bedroom units; 3) Bottom of Page 5, Motion on Application 17-24 on behalf of Gregory Laviero and Karen McLaughlin, the Motion to read: “Motion Failed”; **SECONDED** B Sarrantonio; **IN FAVOR** P Greenberg, W. T. Furgueson, B Sarrantonio, W Feirer, R Rybak, G Wendell, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 7-0-0.

MOTION made by R Rybak to adjourn the meeting at 8:25 p.m. to the next regularly scheduled meeting which will be held on Tuesday, March 20, 2018 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer; **IN FAVOR** P Greenberg, W. T. Furgueson, B Sarrantonio, W Feirer, R Rybak, G Wendell, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 7-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary