



TOWN OF ESSEX  
**Zoning Board of Appeals**

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**Executive Board**

*Paul Greenberg, Chair*  
*W. T. Furgueson, Vice Chair*  
*W. Feirer, Secretary*

**Regular Members**

*Barbara Sarrantonio*

**Alternate Members**

*Philip J. Beckman*  
*George Wendell*  
*Richard Rybak*

**Record of the Vote**  
**May 15, 2018 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 15, 2018 at 7:00 p.m. in Room B of the Essex Town Hall. Seated for the meeting were P Greenberg, W Feirer, G Wendell P Beckman, R Rybak.

**MOTION** made by P Beckman to approve **Application No. 18-9** on behalf of Raymond and Marianne Pawlicki, 11 Mack Lane, Essex, CT, Assessor's Map 50, Lot 14-4, VR District, requesting variances to sections 40C, 40D, 40I.1, 50D and 61B of the zoning regulation to add an open addition to a point 6.5 feet from a side property line where 25 feet is required. Also, to allow a proposed pool house that would increase the existing building coverage from 8.8% to 11.9% where 10% is the maximum building coverage allowed. The hardship associated with this proposal is that the lot size predated zoning and the applicant is asking for a small increase in coverage. The pool house will not exceed the 13.8' height and the row of Arborvitae on the southern boundary will be removed, as agreed to by the owner. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR** P Greenberg, W Feirer, G Wendell P Beckman, R Rybak; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

**MOTION** made by W Feirer to approve a variance **Application No. 18-11** on behalf of Katherine and Colin Campbell, 6 Parker Terrace, Essex, CT, Assessor's Map 32, Lot 11, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a garage addition to come to a point 10 feet from the south side property line where 25 feet is required, and to allow the existing building coverage to increase from 8.1% to 12.2% where 10% is the maximum building coverage allowed. The hardship associated with this proposal is the narrowness of the lot which was configured prior to zoning. The topography makes the positioning of the proposed garage the optimal and the only location. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR** P Greenberg, W Feirer, G Wendell P Beckman, R Rybak; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

**MOTION** made by G Wendell to approve a variance for **Application No. 18-12** on behalf of Ann Gamble, 14 Blake Street, Ivoryton, CT, Assessor's Map 58, Lot 5, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to add a porch roof to a point 14 feet from a front property line where 30 feet is required. The hardship associated with this proposal is the

existing lot size. The home was constructed prior to zoning and the steps which are existing steps are being slightly widened for safety purposes. This proposal is approved in accordance with the plans as submitted; **SECONDED** by R Rybak; **IN FAVOR** P Greenberg, W Feirer, G Wendell, P Beckman, R Rybak; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

**MOTION made** by W Feirer to table approval of the April 17, 2018 Regular Meeting Minutes; **SECONDED** G Wendell; **IN FAVOR** P Greenberg, W Feirer, G Wendell P Beckman, R Rybak; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

**MOTION made** by W Feirer to adjourn the meeting at 8:45 p.m. to the next regularly scheduled meeting which will be held on Tuesday, June 19, 2018 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by P Beckman; **IN FAVOR** P Greenberg, W Feirer, G Wendell P Beckman, R Rybak; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary