



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

July 17, 2018 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 17, 2018 at 7:00 p.m. in Room B of the Essex Town Hall. Present and seated for the meeting were P Greenberg, B Sarrantonio, G Wendell, P Beckman, R Rybak.

MOTION made by B Sarrantonio to approve **Application 18-14** on behalf of Leonard and Susan Weeks, 24 Blake Street, Ivoryton, CT, Assessor's Map 39, Lot 17, requesting variances to sections 40D, 40E, 40I.1 and 60B of the zoning regulations to allow a 10' x 14' pergola to a point 3-feet from a side property line where 25 feet is required. The hardship associated with the application is the size of the lot. This proposal presents a minimum incursion and there is no other alternative location on which to situate the pergola. This structure will replace the area that was shaded by the felled tree. The proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR:** P Greenberg, B Sarrantonio, G Wendell, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by B Sarrantonio to deny **Application 18-15** on behalf of the Bradford and Lindsey Tully, 26 South Main Street, Essex, CT, Assessor's Map 46, Lot 4, VR District, requesting variances to sections 40D, 40E 40I.1, and 60 B of the zoning regulations to locate a 20' x 50' deck to a point 2 feet from a side property line where 25 feet is required. There is no hardship associated with this proposal and there are several alternative locations for the placement of the proposed deck; **SECONDED** by P Beckman ; **IN FAVOR:** P Greenberg, B Sarrantonio, G Wendell, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED to Deny this Application** 5-0-0.

MOTION made by R Rybak to approve **Application No. 18-16** on behalf of Mark Reeves, 90 Walnut Street, Ivoryton, CT. Assessor's Map 81, Lot 10, RU District, requesting variances to Sections 40C, 40D, 40I.1 and 61B to locate a 10' x 16' shed to a point 5-feet from a side property line where 30 feet is required. The hardship associated with this proposal is the lack of setback and lack of configuration. This proposal is approved in accordance with the plans as submitted; **SECONDED** by G Wendell; **IN FAVOR:** P Greenberg, B Sarrantonio, G Wendell, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by B Sarrantonio to approve the June 19, 2018 meeting Minutes with the following amendments: 1) Page 1 and Page 3 related to the first application; correct the size of the proposed structure to reflect “12’ x 24’ ; 2) Page 3, correct the spelling of the word “*principal*”; 3) Page 2, B Sarrantonio *had* served as legal counsel”; Page 3) 5 lines down “building will be staffed *at times*”; **SECONDED** by R Rybak; **IN FAVOR:** P Greenberg, B Sarrantonio, G Wendell, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by P Beckman to adjourn the meeting at 7:55 p.m.to the next regularly scheduled meeting which will be held on Tuesday, August 21, 2018 at 8:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by R Rybak; **IN FAVOR:** P Greenberg, B Sarrantonio, G Wendell, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Stella C Beaudoin
Recording Secretary