



TOWN OF ESSEX  
**Zoning Board of Appeals**

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**Executive Board**

*W. T. Furgueson, Chair*  
*B. Sarrantonio, Vice Chair*  
*W. Feirer, Secretary*

**Regular Members**

*Philip P Schaller*  
*Brian Weinstein*

**Alternate Members**

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

**Record of the Vote**  
**August 20, 2019 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, August 20, 2019 at 7:00 p.m. in Room B of the Essex Town Hall. Present at the meeting were W. T. Furgueson, Ward Feirer, P Schaller, Phillip Beckman, Barbara Sarrantonio, George Wendell, Richard Rybak.

**MOTION** made by W T Furgueson to deny based on lack of hardship **Application No. 19-18** on behalf of Richard Lennon, 12 Foxboro Road, Essex, CT, Assessor's Map 16, Lot 4, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations for a 26' x 46' addition to an existing detached garage to a point 10 feet, 4 inches from a side property line where 30 feet is required; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman; **ABSTAINING:** None; **MOTION TO DENY CARRIED 5-0-0.**

**MOTION** made by R Rybak to approve **Application No. 19-19** on behalf of Tanya Cutolo, 8 Lookout Hill Road, Essex, CT, Assessor's Map 1, Lot 14, RRR District, requesting variances to sections 40C, 40D, 40I.1 and 64B of the zoning regulations to locate a detached 2-car garage to a point 30 feet from a front property line where 40 feet is required. The hardship associated with this proposal surrounds the unusual configuration of the land, the slope and the position of the current house and retaining wall; This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, R Rybak; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED 4-1-0.**

**MOTION** made by G Wendell to approve **Application No. 19-20** on behalf of Joshua Schulman, 28 River Road, Essex, CT, Assessor's Map 10, Lot 22, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a 10' x 12' shed to a point 7' 6" from the north side property line, and 13 feet from the west side property line, each where 30 feet is required. Also, to allow the building coverage to increase to 10.4% from 9.8% where 10% is the maximum building coverage allowed. The hardship associated with this proposal is the corner lot with no rear setback and the lack of alternative location on which to situate the shed. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

**MOTION** made by W T Furgueson to approve Application No. 19-21 on behalf Tom and Cindy Schroeder, 24 Walnut Street, Ivoryton, CT, Assessor's Map 63, Lot 2, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to locate an 8' x 12' shed to a point 7 feet from the south side property line where 25 feet is required. The hardship associated with this proposal is the topography of the land; the shed will not be moving any closer to the adjoining property line; the shed will be replacing an existing structure that is no longer functional; the proposed shed is slightly larger than existing, however will be placed no closer to the existing structure; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

**MOTION** made by G Wendell to approve the June 18, 2019 Minutes with the following amendment: 1) Page 3, the *current structure* will remain within the footprint; 2) Page 4, 4<sup>th</sup> paragraph, second line "*on the property*"; 3) page 5, 3<sup>rd</sup> line down, Motion made by *B. Sarrantonio*; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, Phillip Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

**MOTION** made by W T Furgueson to adjourn the meeting at 8:15 p.m. to the next regularly scheduled meeting which will be held on Tuesday, September 17, 2019 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer; **IN FAVOR:** W. T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

Stella C Beaudoin  
Recording Secretary