



TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

*W. T. Furgueson, Chair*  
*W Feirer, Vice Chair*  
*Philip P Schaller, Secretary*

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**Regular Members**

*B. Sarrantonio*  
*Brian Weinstein*

**Alternate Members**

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

**Record of the Vote**  
**December 17, 2019 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, December 17, 2019 at 7:00 p.m. in Room A of the Essex Town Hall. Seated: W T Furgueson, Ward. Feirer, Phillip Schaller, Phillip Beckman, Alternate Seated, George Wendell, Alternate Seated.

**MOTION** made by P Beckman to approve **Application No. 19-31** on behalf of Johnathan and Michelle Carlisle, 39A River Road, CT, Assessor's Map 10, Lot 19, RU District, requesting variances to sections 40D and 101E of the zoning regulations to locate a 14' x 28' inground swimming pool within the Gateway Buffer Zone with the following stipulation; 1) The new elevated ground surface adjacent to the existing wall shall not exceed the existing wall. The hardship associated with this application is that the property predates the CT River Gateway and the zoning regulations. This proposal is approved in accordance with the submitted plans; **SECONDED** by P Schaller; **IN FAVOR:** W. T. Furgueson, P Schaller, W Feirer, P Beckman, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W T Furgueson to approve a Variance for **Application No. 19-32** on behalf of Charles and Stephanie Pious, 30 Hemlock Drive, Essex, CT, Assessor's Map 73, Map 2, RU District, requesting variances to sections 40D, 40E, 40N and 101E of the zoning regulations to locate a patio and sidewalk network within the Gateway Buffer Zone. Also, to locate a small patio to a point 3 feet from a side property line where 10 feet is required. The hardship associated with this proposal is the topography of the land, the property predates the CT River Gateway Commission regulations and the improvements satisfy a safety standpoint. The applicant has agreed to put forward best efforts and good faith to restore the previously existing vegetation. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W. T. Furgueson, P Schaller, W Feirer, P Beckman, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W Feirer to approve **Application No. 19-33** on behalf of Carolyn A. and Paul M. Bergantino, 46 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 9, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D, 61B and 101E of the zoning regulations to perform a major remodel of an existing house within a Gateway Buffer Zone. Also, to allow for a garage that is within the front yard setback to increase in height. The hardship associated with this proposal is related to the preexisting location of the home in relation to the CT River Gateway buffer zone and the proposed reduction of a nonconformity. The applicant agrees to the recommendations of the CT River Gateway Commission. This proposal is approved in accordance with the plans as submitted and in accordance with the posted Agenda and the legal notice; **SECONDED** by W T

Furgueson; **IN FAVOR:** W. T. Furgueson, P Schaller, W Feirer, P Beckman, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W T Furgueson to approve Application No. 19-34 on behalf of Carolyn A. and Paul M. Bergantino, 46 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 9, RU District, requesting an approval of a Coastal Area Management Site Plan to allow for a major remodel of an existing house that is within 100 feet of tidal wetlands. In accordance with CGS 22a-109(b) certain minor uses and activities may be exempted from coastal site plan review by municipal zoning regulations. This application is in conformity with all of the regulations of the coastal site plan review; **SECONDED** by W Feirer; **IN FAVOR:** W. T. Furgueson, P Schaller, W Feirer, P Beckman, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W Feirer to approve the November 2019 Minutes with following corrections; 1) W T Furgueson was seated for the meeting; 2) Page 4, Application 19-29, P Schaller made a motion to deny the variance to CGS Section 45d.4 construction of expansion of an accessory apartment and on Application 19-29, B Sarrantonio made a motion to approve dormers; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T. Furgueson, P Schaller, W Feirer, P Beckman, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by P Schaller to adjourn the meeting at 9:04p.m.to the next regularly scheduled meeting which will be held on Tuesday, January 21, 2020 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, P Schaller, W Feirer, P Beckman, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Stella A Caione  
Recording Secretary