



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
July 21, 2020 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 21, 2020 at 7:00 p.m. This meeting was made available to the public via Zoom at <https://us02web.zoom.us/j/81028188043?pwd=OWczUWxNQ1VxRIJqQ2tyUnkzL202UT09;>

MOTION made by W T Furgueson to approve a Variance for **Application No. 20-14** on behalf of Charles and Stephanie Pious, 30 Hemlock Drive, Essex, CT, Assessor's Map 73, Lot 2, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations to locate a 4' x 11' portico to a point 23 feet from the front property line where a 40 feet is required. Also, to allow the building coverage to increase from 19.2% to 19.68% where 15% maximum building coverage is allowed. The hardship associated with this proposal is the small size of the lot. This proposal is approved in accordance with the plans as submitted; **SECONDED** by G Wendell; **IN FAVOR:** W T Furgueson, P Schaller, B Weinstein, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by Rybak to deny without prejudice Variance for **Application No. 20-15** on behalf of **Charles Robertson, 36 Maple Avenue, Essex, CT**, Assessor's Map 28, Lot 12, VR District, requesting variances to sections 40C, 40D, 50D, 40I.1 and 60B of the zoning regulations to allow a new single family dwelling to a point 14 feet from the south side property line where a 25 feet is required. Also, to allow the building coverage to increase from 10% for the existing house to 13.7% for the new house where 10% maximum building coverage is allowed; The application is denied because of a lack of hardship and the proposal is not consistent with the Plan of Conservation and Development; **SECONDED** by B Weinstein; **IN FAVOR:** W T Furgueson, P Schaller, B Weinstein, B Sarrantonio, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION TO DENY CARRIED 5-0-0.**

MOTION made by B Sarrantonio to approve a Variance for **Application No. 20-16** on behalf of Retreat on the Pond, LLC, 57 Main Street, Ivoryton, CT, Assessor's Map 41, Lot 16, RUM District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a building addition to a point 21 feet from the rear property line where 30 feet is required. Also, to allow the building coverage to increase from 14.3% to 15.3% where 15% maximum building

coverage is allowed; The hardship associated with this proposal is the geological impediment. As related to the issue of physical handicap, there must be more leeway related to ADA requirements. The installation of the elevator is a necessity in view of the lot. This proposal is approved in accordance with the plans submitted; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, P Schaller, B Weinstein, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by B Weinstein to approve the May 19, 2020 Minutes with following amendment: 1) Page 2, first sentence of first paragraph to read, "Gregory Gondek presented *on* behalf"; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 4-0-0.

MOTION made by W T Furgueson to adjourn the meeting at 8:38p.m.to the next regularly scheduled meeting which will be held on Tuesday, August 18, 2020 at 7:00 p.m. location TBD; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 4-0-0.

Respectfully submitted,
Stella A. Caione
Stella A. Caione, Recording Clerk