



TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

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

29 West Avenue • Essex, Connecticut 06426  
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**Regular Members**

*B. Sarrantonio*  
*Brian Weinstein*

**Alternate Members**

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

**Record of the Vote**  
**August 18, 2020 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, August 18, 2020 at 7:00 p.m. This meeting was made available to the public via Zoom at <https://us02web.zoom.us/j/88964920109?pwd=aGYwMllVbC9wV2UzS1ZmUzZ3Zi9DUT09>. Commission members present: B Sarrantonio, W Feirer, P. Schaller, B Weinstein, G Wendell, and P Beckman. W T Furgueson joined the meeting at 7:15pm

**MOTION** made by W Feirer to close the public hearing on **Application No. 20-17** on behalf of Charles Robertson, 36 Maple Avenue, Essex, CT, Assessor's Map 28, Lot 12, VR District at 7:31pm; **SECONDED** by B Weinstein; **IN FAVOR:** B Weinstein, P Schaller B Sarrantonio, W Feirer P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W T Furgueson to close the public hearing on **Application No. 20-18** on behalf of Jane Siris and Peter Coombs 127 River Road, Essex, CT, Assessor's Map 4, Lot 2, RRR District at 7:45pm; **SECONDED** by W Feirer; **IN FAVOR:** B Weinstein, P Schaller, B Sarrantonio, W Feirer, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W T Furgueson to close the public hearing on **Application No. 20-19** on behalf of Charles and Stephanie Pious, 30 Hemlock Drive, Essex, CT, Assessor's Map, 73, Lot 2, RU District at 7:54pm; **SECONDED** by W Feirer; **IN FAVOR:** B Weinstein, P Schaller B Sarrantonio, W Feirer, W T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W T Furgueson to approve a Variance for **Application No. 20-17** 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 22 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 hardship associated with this proposal is the reduction in nonconformity, eliminating the shed, going from 12.6% to 22.33% and the applicant has come back and addressed the concerns of the Board as stated at the July 2020

EZBA meeting; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR:** B Weinstein, B Sarrantonio, W Feirer P Beckman; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED** 4-1-0.

**MOTION** made W Feirer approve a Variance for **Application No. 20-18** on behalf of Jane Siris and Peter Coombs 127 River Road, Essex, CT, Assessor's Map 4, Lot 2, RRR District, requesting a variance to section 101E of the zoning regulations to allow for a swimming pool, patio and a retaining wall within the Gateway Buffer Area. The hardship associated with this application is the topography of the land. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, P Schaller, B Weinstein, B Sarrantonio, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W T Furgueson to approve a Variance for **Application No. 20-19** on behalf of Charles and Stephanie Pious, 30 Hemlock Drive, Essex, CT, Assessor's Map, 73, Lot 2, RU District, requesting an amendment to a previous approval to allow a garage expansion to be 2 feet higher than previously allowed; This proposal was previously approved and the height was an error in good faith and does not significantly change the original plan, and does not violate the height requirement. The height error does not constitute a material change; This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Weinstein; **IN FAVOR:** W T Furgueson, P Schaller, B Weinstein, B Sarrantonio, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W T Furgueson to approve the July 21, 2020 Minutes with following amendment: 1) Page 2, to read 36 Maple Avenue; 2) Page 1, last sentence to read "15% is maximum building coverage"; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

**MOTION** made by W Feirer to adjourn the meeting at 8:16p.m.to the next regularly scheduled meeting which will be held on Tuesday, September 15, 2020 at 7:00 p.m. location TBD; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

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