



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**  
**March 16, 2021 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, March 16, 2021 at 7:00 p.m. This meeting was made available to the public via Zoom. Board members present were: W. T. Furgueson, B Sarrantonio, W Feirer, P Schaller, R Rybak, P Beckman, G Wendell.

**MOTION** made by W T Furgueson to close the public hearing **Application No. 21-10** on behalf of Glen Beckwith, **179 Saybrook Road, Essex, CT**, Assessor's Map 74, Lot 13, at 7:10 pm; **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. No Discussion.

**MOTION** made by W T Furgueson to close the public hearing on **Application No. 21-11** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex, CT**, Assessor's Map 27, Lot 27, VR District at 7:33 pm; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W Feirer to continue the public hearing to April 20, 2021 on **Application No. 21-12** on behalf of Cathy and Jim Hagan, **85 North Main Street, Essex, CT**, Assessor's Map 28, Lot 76, VR District at 7:51pm; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to close the public hearing on **Application No. 21-13** on behalf of Mark Panaroni, **6 Main Street, Ivoryton, CT**, Assessor's Map 42, Lot 15, VR District, at 8:39 pm; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to close the public hearing on behalf of **Application No. 21-14** on behalf of Fred and Lee Weber, **20 Maple Ave, Essex, CT**, Assessor's Map 28, Lot 7, VR District at

8:47pm; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, G Wendell, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W Feirer to close the public hearing on **Application No. 21-15** on behalf of The Griswold Inn, LLC, **47 Main Street, Essex, CT**, Assessor's Map 47, Lot 18, EV District, at 9:13pm; **SECONDED** by G Wendell; **IN FAVOR** G Wendell, P Schaller, W Feirer, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to approve a Variance **Application No. 21-10** on behalf of Glen Beckwith, **179 Saybrook Road, Essex, CT**, Assessor's Map 74, Lot 13, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate 14' x 24' shed 5 feet from a side property line where 30 feet is required. The hardship surrounding this proposal relates to the topography of the land, the narrowness of the lot, and the limited use of where the building can be situated, based on location of the septic. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, P Schaller, B Sarrantonio, P Beckman, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

**MOTION** made by W Feirer to approve a Variance **Application No. 21-11** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex, CT**, Assessor's Map 27, Lot 27, VR District, requesting variances to sections 40D, 40E, and 60B of the zoning regulations to locate front vestibule 22 feet from front property line where 30 feet is required and increase in coverage to 13.3% where 10% is allowed. The hardship associated with this application surrounds the topography of the land, the narrowness of the property, and the minimal amount of expansion to the square footage. The Board is not considering a variance to Section 50D for the enclosure of the deck to create a sunroom at this time as the same was not included in the application, notice or agenda; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, P Schaller, B Sarrantonio, P Beckman, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

**MOTION** made by B Sarrantonio to approve **Application No. 21-13** on behalf of Mark Panaroni, **6 Main Street, Ivoryton, CT**, Assessor's Map 42, Lot 15, VR District, requesting approval of the location for a used car dealer/repairer's license. The Board grants approval for the location with the following condition: 1) sale of no more than 6 used vehicles can be on the lot, and 2) no more than a total of 14 cars be on premises at any one time, for either servicing or sale. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

**MOTION** made by W Feirer to approve a variance for **Application No. 21-14** on behalf of Fred and Lee Weber, **20 Maple Ave, Essex, CT**, Assessor's Map 28, Lot 7, VR District, requesting variances to sections 40C, 40D, and 60B of the zoning regulations to replace and expand existing barn with a 32' X 32' barn to be located 4 feet from a side property line where 25 feet is required and 8 feet from rear where 30 feet is required and to increase to coverage to 14.2 % where 10% is allowed. The

hardship associated with this proposal is that the property predates zoning and this proposal presents a small reduction of a nonconformity. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W. T. Furgueson, P Schaller, W Feirer, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

**MOTION** made by P Schaller to approve a Variance for **Application No. 21-15** on behalf of The Griswold Inn, LLC, **47 Main Street, Essex, CT**, Assessor's Map 47, Lot 18, EV District, requesting variances to sections 40A, 40E, 50D, and 40B3 of the zoning regulations to allow the use of overnight room rentals. The hardship associated with this proposal is the property and the use generally predates zoning. Zoning does not address a previously allowed variance and the proprietor has no option for improvements other than to seek variance of the regulations through the Zoning Board of Appeals. This proposal is approved in accordance with the plans as submitted; **SECONDED** by G Wendell; **IN FAVOR:** G Wendell, P Schaller, W Feirer, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

**MOTION** made by W Feirer to approve the January 19, 2021 Minutes; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

**MOTION** made by W T Furgueson to approve the February 16, 2021 Minutes with following amendments; 1) Page 3, toward end of page, R Doane's comment to read: "*empties into the rip rap*"; 2) References to "E & S" measures to be spelled out as "erosion and sedimentation" throughout the minutes; **SECONDED** by G Wendell; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

**MOTION** made by W T Furgueson to adjourn the meeting at 9:59pm to the next regularly scheduled meeting which will be held on Tuesday, April 20, 2021 at 7:00 p.m., location TBD; **SECONDED** by P Beckman; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion

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