



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  
Telephone (860) 767-4340 • FAX (860) 767-8509

**Regular Members**  
*B. Sarrantonio*  
*Philip J Beckman*

**Alternate Members**  
*George Wendell*  
*Richard Rybak*  
*Susan Feaster*

**Record of the Vote**  
**June 15, 2021 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 15, 2021 at 7:00 p.m. This meeting was made available to the public via Zoom.

**MOTION** made by W Feirer to close the public hearing for **Application No. 21-25** on behalf of Kevin Morrissey, 95 Book Hill Road, Essex, CT, Assessor's Map 6 Lot 12-1, RU District at 7:48pm;  
**SECONDED** by P Beckman; **IN FAVOR:** W Feirer, P Schaller, R Rybak, P Beckman, B Sarrantonio;  
**OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by B Sarrantonio to approve a Variance **Application No. 21-25** on behalf of Kevin Morrissey, **95 Book Hill Road, Essex, CT**, Assessor's Map 6 Lot 12-1, RU District, requesting variances to sections 40C, 40D, 40I.1, 61B of the zoning regulations to add a garage to be 26.25 feet from the side property line where 30 feet is required and coverage of 16.2% where 15% is allowed. The hardship associated with this variance is the former garage is substandard by modern standards; the lot preexists zoning, and the location of the sanitary waste system. The applicant has made an incredible effort to minimize impact into the setback. Approval of a variance is conditioned upon maintaining the tree buffer as it now exists, on the north side, across from the garage; there will be no removal of the existing trees except in the case of disease, dangerous conditions, and ordinary pruning. This proposal is approved in accordance with the plans as submitted; **SECONDED** by R Rybak; **IN FAVOR:** W Feirer, P Schaller, B Sarrantonio, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

**MOTION** made by P Schaller to table the approval of the May 18, 2021 Minutes; **SECONDED** by W Feirer; **IN FAVOR:** W Feirer, R Rybak, P Schaller, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

**MOTION** made by W Feirer to adjourn the meeting at 8:12 pm to the next regularly scheduled meeting which will be held on Tuesday, July 20, 2021 at 7:00 p.m., location TBD; **SECONDED** by P Schaller; **IN FAVOR:** W. Feirer, R Rybak, 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