



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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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**  
**July 20, 2021 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 20, 2021 at 7:00 p.m. at the Essex Town Hall, Meeting Room A and also public access via online through Zoom.

**MOTION** made by P Beckman to amend the Agenda to open with **Application #21-34**; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to not hear **Application No. 21-34** on behalf of Robert D. Pickett and Whitney Weeks, 36 Mack Lane, Essex, CT, Assessor's Map 50 Lot 13, VR District, appealing the decision of the Zoning Enforcement Officer dated January 8, 2020 relating to Section 103 of the Essex Zoning Regulations, due to the untimely nature of the appeal pursuant to the date of submission, and for lack of jurisdiction; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to close the public hearing for **Application No. 21-26** on behalf of Giovanni and Kerry Berardinelli, 17 Windsor Lane, Ivoryton, CT, Assessor's Map 55 Lot 1-8, RU District at 7:13pm; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. No Discussion.**

**MOTION** made by W T Furgueson to close the public hearing for **Application No. 21-28** on behalf of SJC Land Consulting LLC, for the property at 20 Meadow Woods Road, Essex, CT, Assessor's Map 6 Lot 17, RU District, at 7:26pm; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, P

Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to close the public hearing for **Application No. 21-29** on behalf of Tomasz and Erin Drejer, 54 Hickory Lane, Ivoryton, CT, Assessor's Map 89 Lot 16, RU District, at 7:32 pm; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to continue **Application No. 21-30** on behalf of Chris Harpin, 2 Champlin Square, Essex, CT, Assessor's Map 32 Lot 61, VR District; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to continue public hearing for **Application No. 21-31** on behalf of Robert D. Pickett and Whitney Weeks, 36 Mack Lane, Essex, CT, Assessor's Map 50 Lot 13, VR District; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to close the public hearing **Application No. 21-32** on behalf of Joshua Jones, 146 Saybrook Road, Essex, CT, Assessor's Map 74 Lot 3, RU District, at 8:32pm; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W Furgueson to close the public hearing **Application No. 21-33** on behalf of Rich Varrato, The Magnolia Agency, 5 Essex Square, Essex, CT, Assessor's Map 31 Lot 29, EV District, at 8:38 pm; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, Feirer, P Schaller, 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. 21-26** on behalf of Giovanni and Kerry Berardinelli, 17 Windsor Lane, Ivoryton, CT, Assessor's Map 55 Lot 1-8, RU District, requesting variances to sections 40D and 40R of the zoning regulations to replace an existing turnaround to be 0 feet from the side property line where 5 feet is required for a driveway. This proposal does not change an existing improvement, it has been in place for more than 3 years, and it has statutory protection. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

**MOTION** made by P Beckman to approve a Variance **Application No. 21-28** on behalf of SJC Land Consulting LLC, for the property at 20 Meadow Woods Road, Essex, CT, Assessor's Map 6 Lot 17, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, and 61B of the zoning regulations for a 240 sq ft one story addition 12' X 20' and a corresponding wraparound deck 8' X 37' to be located 9 feet at a point from the side property line where 30 feet is required and approximately 32 feet from the front property line where 40 feet is required. The hardship associated with this proposal is the property predates zoning, the topography of the land and the

location of the wetlands. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No discussion.

**MOTION** made by B Sarrantonio to approve a Variance **Application No. 21-29** on behalf of Tomasz and Erin Drejer, 54 Hickory Lane, Ivoryton, CT, Assessor's Map 89 Lot 16, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, and 61B of the zoning regulations to add an addition an existing house to be located 26 feet from front property line where 40 feet is required. This is a modest house, a modest improvement, and it is in-keeping with the neighborhood. The hardship associated with this variance is the location of septic and the well, and there is no other area on which to place the addition. The previous variance approved in 2021 shall be abandoned. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No discussion.

**MOTION** made by B Sarrantonio to approve a Variance **Application No. 21-32** on behalf of Joshua Jones, 146 Saybrook Road, Essex, CT, Assessor's Map 74 Lot 3, RU District, requesting variances to sections 40C, 40D, 40E, 61B of the zoning regulations to construct a new two car garage to be located 10 feet off the west property line and 24 feet off south property line where 30 feet is required. The subject property is comprised of a highly unusual lot with limited access and limited space, and there is no other reasonable location on which to construct a garage. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No discussion.

**MOTION** made by W Feirer to approve a Variance **Application No. 21-33** on behalf of Rich Varrato, The Magnolia Agency, 5 Essex Square, Essex, CT, Assessor's Map 31 Lot 29, EV District, requesting variances to sections 40C, 40D, 40E, 111A.4 of the zoning regulations to install a sign on the existing retaining wall to be located 8 feet from a property line where 10 feet is required. The hardship associated with this variance is that there is no other location to place the sign. This variance is conditioned with stipulation that the sign will not be lit. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No discussion.

**MOTION** made by W T Furgueson to approve the May 18, 2021 Minutes as presented; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to approve the June 15, 2021 Minutes with following corrections: 1) Page 3, 3<sup>rd</sup> line to read, "*but have been aggressive*"; Page 3, second paragraph to read, "*whether the space,*" and remove the word, "*when*"; fourth paragraph to read "amendable to a condition in the approval of a variance which would require that..." **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to adjourn the meeting at 8:58 pm to the next regularly scheduled meeting which will be held on Tuesday, August 17, 2021 at 7:00 p.m., at the Essex Town Hall, in Meeting Room A, and accessible via online. Refer to Town of Essex website for the Zoom link and related information; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

Respectfully submitted,

*Stella A. Caione*

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