



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
Philip J Beckman

Alternate Members
George Wendell
Richard Rybak
Susan Feaster

Record of Vote
August 17, 2021 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, August 17, 2021 at 7:00 p.m. at the Essex Town Hall, Meeting Room A and also public access via online through Zoom.

Commission members seated were: W T Furgueson, W Feirer, B Sarrantonio, P Schaller, P Beckman.

MOTION made by W T Furgueson to close the public hearing on **Application No. 21-30** on behalf of Chris Harpin, 2 Champlin Square, Essex, CT, Assessor's Map 32 Lot 61 VR District, requesting variances to sections 40C, 40D, 40E 60B of the zoning regulations to construct a deck resulting in a coverage of 13.5% where 10% is allowed; **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 on **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, requesting variances to sections 40D, 40E, 40I.1, 50C, 60B, 101E, 103G(4)(A) for the addition of dormers to an existing structure within 100 feet of the CJL and within 19.5 feet of the side property line where 25 feet is required and for the work to occur within the Flood Plain District within a 5-year period without bringing the structure into flood compliance; **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 Furgueson to close the public hearing for **Application No. 21-35** on behalf of Jaye Stuart, 4 Sheagren Hill Road, Essex, CT, Assessor's Map35 Lot 8, EV District, requesting

variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, 61B to install a hip roof over an existing flat roof which is located within the front setback, 2 feet from the front setback where 40 feet is required; **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 Furgueson to close the public hearing for **Application No. 21-36** on behalf of Ryan and Ashley Linares, 37 Laurel Road, Essex, CT Assessor's Map 27, Lot 35, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, 60B, for the addition of a dormer to an existing garage currently within a side setback and addition of a front porch resulting in an increase in the lot coverage from 15.27% to 15.82% where 10% is allowed; **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 Furgueson to close the public hearing for **Application 21-37** on behalf of Patrick Smith, 50 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 8, VR District, requesting variances to section 101E for the construction of terraced side yard to create a flat area over leaching field and 16' wide steps adjacent to north side of house and terraced garden all located within 100 feet of the coastal jurisdiction line; **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 re-open the public hearing on **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, requesting variances to sections 40D, 40E, 40I.1, 50C, 60B, 101E, 103G(4)(A) for the addition of dormers to an existing structure within 100 feet of the CJL and within 19.5 feet of the side property line where 25 feet is required and for the work to occur within the Flood Plain District within a 5-year period without bringing the structure into flood compliance; **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 close the public hearing on **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, requesting variances to sections 40D, 40E, 40I.1, 50C, 60B, 101E, 103G(4)(A) for the addition of dormers to an existing structure within 100 feet of the CJL and within 19.5 feet of the side property line where 25 feet is required and for the work to occur within the Flood Plain District within a 5-year period without bringing the structure into flood compliance; **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 approve a Variance **Application No. 21-30** on behalf of Chris Harpin, 2 Champlin Square, Essex, CT, Assessor's Map 32 Lot 61 VR District, requesting variances to sections 40C, 40D, 40E 60B of the zoning regulations to construct a deck resulting in a coverage of 13.5% where 10% is allowed. The hardship is the lack of access to the back of the property and the expansion is modest. The lot size predates zoning. This proposal is approved in accordance with the

plans as submitted; **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.

MOTION made by P Beckman to approve a Variance **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, requesting variances to sections 40D, 40E, 40I.1, 50C, 60B, 101E, 103G(4)(A) for the addition of dormers to an existing structure within 100 feet of the CJL and within 19.5 feet of the side property line where 25 feet is required and for the work to occur within the Flood Plain District within a 5-year period without bringing the structure into flood compliance. The house will not be raised in accordance with 103G(4)(A). The hardship associated with this proposal is that this nonconforming room will be made to conform with code. The house predates zoning, with a nonconforming lot and improvements will correct existing building violation. This approval includes all of the listed variances in the application. 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.

MOTION made by B Sarrantonio to approve a Variance **Application No. 21-35** on behalf of Jaye Stuart, 4 Sheagren Hill Road, Essex, CT, Assessor's Map 35 Lot 8, EV District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, 61B to install a hip roof over an existing flat roof which is located within the front setback, 2 feet from the front setback where 40 feet is required; The hardship associated with this variance is that the house predates zoning and there will be no proposed change in the footprint; This proposal is approved in accordance with the plans as submitted; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by P Schaller to approve a Variance **Application No. 21-36** on behalf of Ryan and Ashley Linares, 37 Laurel Road, Essex, CT Assessor's Map 27, Lot 35, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, 60B, for the addition of a dormer to an existing garage currently within a side setback and addition of a front porch resulting in an increase in the lot coverage from 15.27% to 15.82% where 10% is allowed. This proposal will address a safety issue; This proposal is approved in accordance with the plans as submitted; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by P Beckman to approve a Variance **Application 21-37** on behalf of Patrick Smith, 50 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 8, VR District, requesting variances to section 101E for the construction of terraced side yard to create a flat area over leaching field and 16' wide steps adjacent to north side of house and terraced garden all located within 100 feet of the coastal jurisdiction line. The hardship associated with this proposal is that the lot predates zoning and the topography of the land creates a hardship. The retaining wall and flower beds proposed in the plan will mitigate erosion. The applicant will conform to the Inland Wetlands and Watercourses Commission request made at their August 10 2021 meeting; 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.

MOTION made by W T Furgueson to approve the July 20, 2021 Minutes with following amendments: 1) Page 3, strike, "The proposed structure does not add any width or depth to the existing home." 2) Correct the spelling of applicant's name: Chris *Harpin*; **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.

MOTION made by W T Furgueson to adjourn the meeting at 8:25 pm to the next regularly scheduled meeting which will be held on Tuesday, September 21, 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, W Feirer, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Respectfully submitted,

Stella A. Caione

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