



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
October 19, 2021 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, October 19, 2021 at 7:00 p.m. at the Essex Town Hall, Meeting Room A and also public access via online through Zoom. Members seated were: W T Furgueson, W Feirer, P Schaller, P Beckman, B Sarrantonio.

MOTION made by W T Furgueson to close the public hearing on **Application No. 21-41** on behalf of Coleen K. Hutchinson, **Edgewood Avenue, Ivoryton, CT**, Assessor's Map 56 Lot 28, VR District, requesting variances to sections 40C, 40D, 40E, 50D, and 60B of the zoning regulations to construct a two bedroom house to be located 15.7 feet from the front setback where 30 feet is required and a rear setback of 15.8 feet where 30 feet is required at 7:32p.m.; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, P Schaller, P Beckman, W Feirer; **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. 21-41** on behalf of Coleen K. Hutchinson, **Edgewood Avenue, Ivoryton, CT**, Assessor's Map 56 Lot 28, VR District, requesting variances to sections 40C, 40D, 40E, 50D, and 60B of the zoning regulations to construct a two bedroom house to be located 15.7 feet from the front setback where 30 feet is required and a rear setback of 15.8 feet where 30 feet is required. The hardship associated with this proposal is that there are few other available places on the lot which to locate the proposed home and driveway, based on the septic system and the well. The homeowner will negotiate with the neighbors to tastefully screen the back of the house in an attempt to mitigate the neighbor's concern. This proposal is approved in accordance with submission of the revised plans dated August 27, 2021 which reflects relocation of the proposed driveway situated to the Windsor Lane side of the property; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T

Furgueson, B Sarrantonio, P Beckman, W Feirer; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED 4-1-0. Discussion:** No further discussion.

MOTION made by W T Furgueson to approve the September 21, 2021 Minutes with following amendments: 1) Page 2, 2nd paragraph, first sentence to read, “Justin Wolf, E A Quinn Contractor who presented on behalf of the applicant stated that the forward *edge* of the pool will start between 5 and 10 feet from the property line”; 2) Under Regular Meeting, re Application #21-38, under the second paragraph, it reads: “It was noted that this is the only location on which to situate to situate the swimming pool based on the grade.” Remove, *to situate*, which is stated twice in that sentence; 3) Notation to be made on each application that applicants were advised that any decisions made at that meeting to grant a variance would require a unanimous vote due to the number of members seated for this meeting, and applicants were presented with the option as to whether or not they wished to proceed; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, B Sarrantonio, P Schaller, P Beckman, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by W Feirer to adjourn the meeting at 7:47 pm to the next regularly scheduled meeting which will be held on Tuesday, November 16, 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 T Furgueson; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

Respectfully submitted,
Stella A Caione