



TOWN OF ESSEX  
Zoning Board of Appeals

**Executive Board**  
*W. T. Furgueson, Chair*  
*W Feirer, Vice Chair*  
*Philip J Schaller, Secretary*

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

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

**Record of the Vote**  
**December 21, 2021 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, December 21, 2021 at 7:00 p.m. at the Essex Town Hall, Meeting Room A and also public access via online through Zoom. Members in attendance were W T Furgueson, W Feirer, B Sarrantonio, P Beckman, R Rybak, S Feaster, G Wendell.

**MOTION** made by P Beckman to close the public hearing on **Application No. 21-44** on behalf of Gerald Alessandrini, 26 Falls River Drive, Ivoryton, CT, Assessor's Map 36 Lot 13, RUM District, requesting variances to sections 40C, 40D, 40E, 40 I.1, 62B, and 50D, of the zoning regulations to construct a detached 12' X 20' garage to be located 20 feet from the property line where 40 feet is required at 7:10p.m.; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, G Wendell, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

**MOTION** made by P Beckman to close the public hearing on **Application No. 21-45** on behalf of Arthur James Pascoots, 30 Saybrook Road, Essex, CT, Assessor's Map 46 Lot 82-1, RU District, requesting variances to sections 40C, 40D, 40E, 40 I.1, 61B, and 50D, of the zoning regulations to construct a 8' X 12' pergola to be located 28 feet from the property line where 40 feet is required at 7:20p.m.; **SECONDED** by R Ryak; **IN FAVOR:** B Sarrantonio, W Feirer, W. T Furgueson, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

**MOTION** made by W T Furgueson to close the public hearing **Application No. 21-46** on behalf of Essex House, LLC, 63 South Main Street, Essex, CT, Assessor's Map 46 Lot 33, RU District, requesting modification of variances granted on December 4, 2001 and February 4, 2005 to

allow no more than eight overnight clients at 8:26p.m.; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Beckman, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to approve issuance of a variance for **Application No. 21-44** on behalf of Gerald Alessandrini, 26 Falls River Drive, Ivoryton, CT, Assessor's Map 36 Lot 13, RUM District, requesting variances to sections 40C, 40D, 40E, 40 I.1, 62B, and 50D, of the zoning regulations to construct a detached 12' X 20' garage to be located 20 feet from the property line where 40 feet is required. The hardship associated with this proposal is the lot is the topography of the land and the property predates zoning. This proposal is approved in accordance with plans as submitted; **SECONDED** by R Rybak; **IN FAVOR:** W T Furgueson, W Feirer, G Wendell, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by P Beckman to approve issuance of a variance for **Application No. 21-45** on behalf of Arthur James Pascoots, 30 Saybrook Road, Essex, CT, Assessor's Map 46 Lot 82-1, RU District, requesting variances to sections 40C, 40D, 40E, 40 I.1, 61B, and 50D, of the zoning regulations to construct a 8' X 8' pergola not to exceed 10 feet in height, to be located 28 feet from the property line where 40 feet is required. The hardship associated with this proposal is the nonconforming lot preexists zoning. This proposal is approved in accordance with plans as submitted; **SECONDED** by G Wendell; **IN FAVOR:** B Sarrantonio, W Feirer, W. T Furgueson, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by P Beckman to re-open the public hearing for the purpose of continuing **Application No. 21-46** on behalf of Essex House, LLC, 63 South Main Street, Essex, CT, Assessor's Map 46 Lot 33, RU District, requesting modification of variances granted on December 4, 2001 and February 4, 2005 to allow no more than eight overnight clients; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Beckman, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W Feirer to continue to January 18, 2022 **Application No. 21-46** on behalf of Essex House, LLC, 63 South Main Street, Essex, CT, Assessor's Map 46 Lot 33, RU District, requesting modification of variances granted on December 4, 2001 and February 4, 2005 to allow no more than eight overnight clients; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Beckman, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W Feirer to approve the November 26, 2021 Minutes with amendments; 1) Page 2, second paragraph change verbiage from *sections* to *divided*; 2) Change of verbiage to: *Applicant requests a reduction of the setback due to the topography of the land*; 3) Page 1, include G Wendell as seated member; **SECONDED** by W T Furgueson; **IN FAVOR:** B Sarrantonio,

P Beckman, W Feirer, W T Furgueson G Wendell; **OPPOSED:** None; **ABSTAINING:** None;  
**MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by R Rybak to endorse reelection of the current slate of officers; **SECONDED** by P Beckman; **IN FAVOR:** B Sarrantonio, P Beckman, W. Feirer, S Feaster, R Rybak, G Wendell, T Furgueson; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 7-0-0. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to approve the 2022 meeting schedule as presented; **SECONDED** by R Rybak; **IN FAVOR:** W T Furgueson, B Sarrantonio, S Feaster, P Beckman, W Feirer, R Rybak, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 7-0-0. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to adjourn the meeting at 8:49 pm to the next regularly scheduled meeting which will be held on Tuesday, January 18, 2022 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 S Feaster; **IN FAVOR:** W T Furgueson, B Sarrantonio, S Feaster, P Beckman, W Feirer, R Rybak, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 7-0-0. Discussion:** No further discussion.

Respectfully submitted,  
Stella A Caione