



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board
W. T. Fergusson, Chair
W Feirer, Vice Chair
Philip J 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
May 17, 2022 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 17, 2022 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 Feirer, P Schaller, B Sarrantonio, R Rybak and S Feaster.

MOTION made by S Feaster to close the Public Hearing at 7:33 p.m. for **Application No. 22-04** on behalf of David Dick and MaryAlice Godfrey, **22 Main Street, Essex, CT**, Assessor's Map 27 Lot 67, EV District, requesting variances to Sections 40C, 40D, 40E, 40I.1 and 70B for a 449 sq ft expansion of an existing single-family house to be located 4 ft off the property line and 3 ft 6 inches from the existing chimney to the property line where 5 feet is required and a total lot coverage of 36.5% where 25% is allowed; **SECONDED** by B Sarrantonio; **IN FAVOR:** B Sarrantonio, W Feirer, P Schaller, S Feaster, R Ryback; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by W Feirer to approve a permit for **Application No. 22-04** on behalf of David Dick and MaryAlice Godfrey, **22 Main Street, Essex, CT**, Assessor's Map 27 Lot 67, EV District, requesting variances to Sections 40C, 40D, 40E, 40I.1 and 70B for a 449 sq ft expansion of an existing single-family house to be located 4 ft off the property line and 3 ft 6 inches from the existing chimney to the property line where 5 feet is required and a total lot coverage of 36.5% where 25% is allowed; The hardship associated with this application is related to the uniqueness of the property and the minimum nature of the incursion. The coverage issue is minor and the proposal is reasonable. This nonconforming property predates zoning and this proposal will preserve a champion tree situated in the state of Connecticut. This variance is granted with the understanding that the owner intends to abandon the previously issued 2014 variance #13-30. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** B Sarrantonio, W Feirer, P Schaller, R Ryback;

OPPOSED: S Feaster; **ABSTAINING:** None; **MOTION CARRIED** 4-1-0. **Discussion:** No further discussion.

MOTION made by W Feirer to approve the April 19, 2022 Minutes with amendments; 1) page 2, 2nd paragraph, is written in first person and should be written in third person; 2) page 2, a reference to the nonconformities will be clarified by the ZEO; 3) page 3, the sentence that begins with the motion made by Beckman, to read, "*the proposal is in line with* the plan of conservation and development"; **SECONDED** by B Sarrantonio **IN FAVOR:** B Sarrantonio, W Feirer, P Schaller, S Feaster, R Ryback; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

MOTION made by W Feirer to adjourn the meeting at 7:43 pm to the next regularly scheduled meeting which will be held on Tuesday, June 21, 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 R Ryback; **IN FAVOR:** B Sarrantonio, W Feirer, P Schaller, S Feaster, R Ryback; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

Respectfully submitted,

Stella A Caione