



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
April 18, 2023 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 18, 2023 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 B Sarrantonio, W Feirer, P Schaller, P Beckman, S Feaster and R Rybak.

Seated members were B Sarrantonio, P Schaller, P Beckman, S Feaster and R Rybak. W Feirer recused himself from discussion pertaining to Application No 23-01, 63 South Main Street, Essex, CT.

MOTION by Susan Feaster to close public hearing on **Application No. 23-01** on behalf of Essex House, LLC, **63 South Main Street, Essex, CT**, Assessor's Map 46 Lot 33, RU District, requesting variances to Sections 40B, 40E and 61B for the creation of three (3) lots 40,537 sq ft each where 80,000 sq ft is required, and 2 lots having a lot width of 144.5 ft and 1 lot having a lot width of 124.5 ft where 150 feet is required at 8:06pm p.m.; **SECONDED** by P Beckman; **IN FAVOR**; Sarrantonio, P Beckman, P Schaller, R Rybak, S Feaster; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED 5-0-0. Discussion**: No further discussion.

MOTION made by P Beckman to approve a variance application for **Application No. 23-01** on behalf of Essex House, LLC, **63 South Main Street, Essex, CT**, Assessor's Map 46 Lot 33, RU District, requesting variances to Sections 40B, 40E and 61B for the creation of three (3) lots 40,537 sq ft each where 80,000 sq ft is required, and 2 lots having a lot width of 144.5 ft and 1 lot having a lot width of 124.5 ft where 150 feet is required. Variance is approved based on the significant reductions in nonconformities, with the following conditions: (a) approval from the

Health Department and the Planning and Zoning Commission; (b) arborvitae or fence buffer between 63 South Main Street and 26 Mack Lane; This proposal is approved in accordance with the plans as submitted; **SECONDED** by R Rybak; **IN FAVOR:** B Sarrantonio, P Schaller, P Beckman, S Feaster, R Rybak; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by P Beckman to table the review of the March 21, 2023 Minutes; **SECONDED** by S Feaster; **IN FAVOR:** B Sarrantonio, P Schaller, P Beckman, S Feaster, R Rybak, W Feirer; **ABSTAINING:** None; **OPPOSED:** None; **MOTION CARRIED 6-0-0. Discussion:** No further discussion.

MOTION made by P Beckman to adjourn the meeting at 8:16 pm to the next regularly scheduled meeting which will be held on Tuesday, May 16, 2023 at 7:00 p.m., at the Essex Town Hall and accessible via online. Refer to Town of Essex website for the Zoom link and related information; **SECONDED** by S Feaster; **IN FAVOR:** B Sarrantonio, P Schaller, P Beckman, R Rybak, S Feaster, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 6-0-0. Discussion:** No further discussion.

Respectfully submitted,

Stella A Caione, Recording Clerk