



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
May 16, 2023 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 16, 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 W T Furgueson, W Feirer, P Schaller, P Beckman, S Feaster.

MOTION by W T Furgueson to close public hearing for **Application No. 23-03** on behalf of **RQBNN, LLC, 50 South Main Street, Essex, CT**, Assessor's Map 46 Lot 42, VR District, requesting variances of Sections 40C, 40D, 40I.1, and 60B for a porch and deck addition to the rear of the property to be 14 ft to the south and 18ft to the north of the side property lines where 25 ft is required, resulting in a new total coverage of 17.7% where 10% is allowed at 7:22pm; **SECONDED** by P Beckman; **IN FAVOR** W T Furgueson, W Feirer, P Schaller, P Beckman, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION by W T Furgueson to close public hearing for **Application No. 23-04** on behalf of **Alyssa Bogan, 7 Clark Lane, Essex, CT**, Assessor's Map 17 Lot 26, VR District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 60B for an addition to the rear of the property with a setback of 18 ft where 25 ft is required and a roof over the existing front porch, resulting in a new total coverage of 13% where 10% is allowed at 7:40pm; **SECONDED** by P Beckman; **IN FAVOR;** W T Furgueson, W Feirer, P Schaller, P Beckman, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION by W T Furgueson to close public hearing **Application No. 23-05** on behalf of **Nancy H. Tela, 8 Riverview Street, Essex, CT**, Assessor's Map 28 Lot 41, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1., 50D and 60B for code compliant interior stair, first and second floor roof improvements, and second floor addition within the existing footprint, which is 7.4 ft

(north side) 20.5 ft (front setback), from the property line where 25 ft is required from the side and 30 ft from the front, and a proposed reduction in coverage from 22% to 20% at 7:53pm p.m.; **SECONDED** by S Feaster; **IN FAVOR**; W T Furgueson, W Feirer, P Schaller, P Beckman, 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. 23-03** on behalf of **RQBNN, LLC, 50 South Main Street, Essex, CT**, Assessor's Map 46 Lot 42, VR District, requesting variances of Sections 40C, 40D, 40I.1, and 60B for a porch and deck addition to the rear of the property to be 14 ft to the south and 18ft to the north of the side property lines where 25 ft is required, resulting in a new total coverage of 17.7% where 10% is allowed. The hardship associated with this proposal is the topography of the land, and that there is no other location on this property to construct the deck. 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, S Feaster; **ABSTAINING**: None; **MOTION CARRIED 5-0-0**. **Discussion**: No further discussion.

MOTION made by W T Furgueson to approve a variance application for **Application No. 23-04** on behalf of **Alyssa Bogan, 7 Clark Lane, Essex, CT**, Assessor's Map 17 Lot 26, VR District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 60B for an addition to the rear of the property with a setback of 18 ft where 25 ft is required and a roof over the existing front porch, resulting in a new total coverage of 13% where 10% is allowed. The hardship associated with this proposal is the reduction of a nonconformity. 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, S Feaster; **ABSTAINING**: None; **MOTION CARRIED 5-0-0**. **Discussion**: No further discussion.

MOTION made by P Beckman to approve a variance application for **Application No. 23-05** on behalf of **Nancy H. Tela, 8 Riverview Street, Essex, CT**, Assessor's Map 28 Lot 41, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1., 50D and 60B for code compliant interior stair, first and second floor roof improvements, and second floor addition within the existing footprint, which is 7.4 ft (north side) 20.5 ft (front setback), from the property line where 25 ft is required from the side and 30 ft from the front, and a proposed reduction in coverage from 22% to 20%. The hardship associated with this proposal is reduction of the nonconformity by removing a portion of the existing terrace toward the road, and the hardship created by the safety issue related to the existing stairs within the house. This proposal is approved in accordance with the plans as submitted; **SECONDED** by S Feaster; **IN FAVOR**: W T Furgueson, W Feirer, P Schaller, P Beckman, S Feaster; **ABSTAINING**: None; **MOTION CARRIED 5-0-0**. **Discussion**: No further discussion.

MOTION made by W T Furgueson to approve the April 18, 2023 Minutes with the following amendment: Page 6, to reflect that Phil Schaller was in opposition to tabling the review and approval of the March 21, 2023 Minutes; **SECONDED** by S Feaster; **IN FAVOR**: W T Furgueson,

W Feirer, P Schaller, P Beckman, S Feaster; **ABSTAINING:** None; **OPPOSED:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

MOTION made by P Beckman to approve the March 21, 2023 Minutes as presented; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, S Feaster; **ABSTAINING:** None; **OPPOSED:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

MOTION made by P Beckman to adjourn the meeting at 8:15 pm to the next regularly scheduled meeting which will be held on Tuesday, June 20, 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 W T Furgueson; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

Respectfully submitted,

Stella A Caione, Recording Clerk