



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board
W. T. Furgueson, 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
June 20, 2023 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 20, 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 Feirer, B Sarrantonio, P Schaller, P Beckman, S Feaster, R Rybak, G Wendell.

MOTION by P Beckman to close public hearing on **Application No. 23-06** on behalf of Essex Veterans Memorial Hall Inc c/o Paul Knudsen, **3 Westbrook Road**, Centerbrook, CT, Assessor's Map 43 Lot 20, CML District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 80C for a kitchen expansion with basement storage, 12' X 20' covered entrance porch and 5' X 28' ADA compliant ramp resulting in front setback of 13' on the eastern side and 23' on the western side where 30 ft is required, at 7:18pm; **SECONDED** by R Rybak; **IN FAVOR** W Feirer, P Schaller, P Beckman, R Rybak, B Sarrantonio; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No further discussion.

MOTION by W Feirer to continue to the July 18, 2023 hearing on **Application No. 23-07** on behalf of Thad and Cathy King, **14 Book Hill Road**, Essex, CT, Assessor's Map 10 Lot 26, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B for expansion of an existing garage including a second story addition on the existing garage with a side setback of 9 ft where 30 ft is required; **SECONDED** by P Beckman; **IN FAVOR**; W T Furgueson, W Feirer, P Schaller, S Feaster, P Beckman;; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No further discussion.

MOTION made by R Rybak to approve a variance for **Application No. 23-06** on behalf of Essex Veterans Memorial Hall Inc c/o Paul Knudsen, **3 Westbrook Road**, Centerbrook, CT, Assessor's Map 43 Lot 20, CML District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 80C for a kitchen expansion with basement storage, 12' X 20' covered entrance porch and 5' X 28' ADA compliant ramp resulting in front setback of 13' on the eastern side and 23' on the western side where 30 ft is required. The hardship associated with this proposal is the unusual shaped lot, the location of the building, and the necessity of creating ADA compliance. The expansion of the kitchen area will be an asset to the community and this proposal is in-keeping with the Plan of Conservation and Development. The variance request is a reasonable accommodation. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR**: W Feirer, P

Schaller, P Beckman, R Rybak, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

MOTION made by P Beckman to adjourn the meeting at 7:26 pm to the next regularly scheduled meeting which will be held on Tuesday, July 18, 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 R Rybak; **IN FAVOR:** W Feirer, P Schaller, P Beckman, R Rybak, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

Respectfully submitted,

Stella A Caione, Recording Clerk