

TOWN OF ESSEX  
**Zoning Board of Appeals**  
29 West Avenue  
Essex, CT 06426

**A G E N D A**

Public Hearings followed by Regular Meeting

December 20, 2022 – 7:00 p.m.

**Meeting will be hybrid, held both in person in Meeting Room A  
and accessible via online.** Meeting link is also available on Town website

**Zoom Meeting Room Link:**

<https://us02web.zoom.us/j/85153718463?pwd=VTR5dEYvVWNSZkZqWnNlVC9yNEJkdz09>

Phone numbers: **1 646 558 8656** US (New York)

Meeting ID: **851 5371 8463**

Meeting Password: **976174**

**1. Public Hearings**

**Application No. 22-16** on behalf of Frank and Dorene Grasso, **1 River Road, Essex, CT** Appealing an alleged decision of the Zoning Enforcement Officer (ZEO) relating to variance #16-12 which was granted in 2016 for **5 River Road, Essex CT** Map 17 Lot 4 RU Zone.

**Application No. 22-17** on behalf of Lawrence C. Kaplan and Nora E Groce- Kaplan, **7 Dennison Road, Essex, CT**, Assessor's Map 17 Lot 34, VR District, requesting variances to Sections 40C, 40E, and 60B for a lot line revision resulting in the parcel becoming 0.62 acres from 0.72 acres where 1.3 acres or 60,000 sq ft is required.

**Application No. 22-18** on behalf of Julie Michaelson, **11 Mares Hill Road, Essex, CT**, Assessor's Map 79 Lot 80-1-32, RU District, requesting variances to Sections 40C, 40D, 40E, 40I.1, and 61B for a garage 36' X 24' X 15.5' high located 16.6 feet from the rear property line where 30 feet is required.

**Application No. 22-19** on behalf of Richard A. Varrato, **58 Melody Lane, Ivoryton, CT**, Assessor's Map 89 Lot 32, RU District, requesting variances to Sections 40C, 40D, 40I.1, and 50D for a second floor addition to an existing garage located 31 feet from the side property line where 40 feet is required.

**2. Regular Meeting**

Discussion and possible decision on applications:

**Application No. 22-16** on behalf of Frank and Dorene Grasso, **1 River Road, Essex, CT.**

**Application No. 22-17** on behalf of Lawrence C. Kaplan and Nora E Groce- Kaplan, **7 Dennison Road, Essex, CT.**

**Application No. 22-18** on behalf of Julie Michaelson, **11 Mares Hill Road, Essex, CT.**

**Application No. 22-19** on behalf of Richard A. Varrato, **58 Melody Lane, Ivoryton, CT.**

**3. Old Business**

- Approval of Minutes – November 22, 2022

**4. New Business**

- Election of Officers
- Approval of Meeting Schedule 2023

**5. Correspondence**

**6. Adjournment**

Next scheduled meeting: **Tuesday January 17, 2023**