

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 15, 2020 – 7:00 p.m.

(Virtual Meeting...public may use link below, or find it on Town website)

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/87506851358?pwd=bVR3SmVZZWJCQXII3liMEJkd2dxQT09>

Phone numbers (choose one): **1 646 558 8656 US (New York)**
1 301 715 8592 US (Germantown)

Meeting ID: **875 0685 1358**

Meeting Password: **832777**

[Executive Order 7i grants 90 additional days to all applications that are in process during the current designated emergency. Executive Order 7JJ states such applications shall not lapse during the State of Emergency.]

1. Public Hearings

- **Application No. 20-24** on behalf of Joshua Jones for Thomas and Aurise Gallucci, 22 Pratt Street, Essex, CT, Assessor's Map 47, Lot 107, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to locate a 5' x 9' addition to an accessory structure to a point 1 foot from the rear property line where 25 feet is required. Also, to allow the building coverage to increase from 26% to 26.9% where 10% maximum building coverage is allowed.
- **Application No. 20-25** on behalf of Paul Johns, 29 Main Street, Essex, CT, Assessor's Map 47, Lot 59, EV District, requesting variances to sections 40C, 40D and 70B of the zoning regulations to allow a new 20' x 28' detached garage to increase the building coverage from 22.46% to 30% where 25% maximum building coverage is allowed.
- **Application No. 20-26** on behalf of AJ Shea Construction for Ted Potter, 51 Comstock Avenue, Ivoryton, CT, Assessor's Map 57, Lot 45, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow an addition to a shed to a point 11 feet from a side property line where 25 feet is required. Also, to allow the building coverage to increase from 11.2% to 11.87% where 10% maximum building coverage is allowed.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 20-24** on behalf of Joshua Jones for Thomas and Aurise Gallucci, 22 Pratt Street, Essex
- **Application No. 20-25** on behalf of Paul Johns, 29 Main Street, Essex
- **Application No. 20-26** on behalf of AJ Shea Construction for Ted Potter, 51 Comstock Avenue, Ivoryton

3. New Business

- Election of Officers
- Approval of 2021 Meeting Schedule

4. Old Business

- Approval of Minutes – November 17, 2020

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, January 19, 2021**