

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

March 16, 2021 – 7:00 p.m.

(Virtual Meeting...public may use link below, or call and request the link below be sent to them)

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/88187595343?pwd=bW1idG1yVXNTUXVSWlhNZzV6OCtmQT09>

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

Meeting ID: **881 8759 5343**

Meeting Password: **743993**

[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. 21-10** on behalf of Glen Beckwith, **179 Saybrook Road, Essex, CT**, Assessor's Map 74, Lot 13, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate 14' x 24' shed 5 feet from a side property line where 30 feet is required.
- **Application No. 21-11** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex, CT**, Assessor's Map 27, Lot 27, VR District, requesting variances to sections 40D, 40E, and 60B of the zoning regulations to locate front vestibule 22 feet from front property line where 30 feet is required and 17'-4" x 12'-4" add rear sunroom 11 feet from a side property line where 25 feet is required and increase building lot coverage to 13.3 % where 10% is allowed.
- **Application No. 21-12** on behalf of Cathy and Jim Hagan, **85 North Main Street, Essex, CT**, Assessor's Map 28, Lot 76, VR District, requesting variances to sections 40C, 40D, 40E, and 60B of the zoning regulations for an addition to an existing house located within side setback to be 20 feet from property line where 25 feet is required, addition would increase coverage to 17.8% where 10% is allowed.
- **Application No. 21-13** on behalf of Mark Panaroni, **6 Main Street, Ivoryton, CT**, Assessor's Map 42, Lot 15, VR District, requesting approval of the location for a used car dealer/repairer's license.

- **Application No. 21-14** on behalf of Fred and Lee Weber, **20 Maple Ave, Essex, CT**, Assessor's Map 28, Lot 7, VR District, requesting variances to sections 40C, 40D, and 60B of the zoning regulations to replace and expand existing barn with a 32' X 32' barn to be located 4 feet from a side property line where 25 feet is required and 8 feet from rear where 30 feet is required and to increase to coverage to 14.2 % where 10% is allowed.
- **Application No. 21-15** on behalf of The Griswold Inn, LLC, **47 Main Street, Essex, CT**, Assessor's Map 47, Lot 18, EV District, requesting variances to sections 40A, 40E, 50D, and 40B3 of the zoning regulations to allow the use of overnight room rentals.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 21-10** on behalf of Glen Beckwith, 179 Saybrook Road, Essex.
- **Application No. 21-11** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, 68 North Main Street, Essex.
- **Application No. 21-12** on behalf of Cathy and Jim Hagan, 85 North Main Street, Essex.
- **Application No. 21-13** on behalf of Mark Panaroni, 6 Main Street, Ivoryton.
- **Application No. 21-14** on behalf of Fred and Lee Weber, 20 Maple Ave, Essex.
- **Application No. 21-15** on behalf of The Griswold Inn, LLC, 47 Main Street, Essex.

3. New Business

4. Old Business

- Approval of Minutes – January 19, 2021 and February 16, 2021

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, April 20, 2021**