

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

July 20, 2021 – 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/89390744241?pwd=eGxUV0dsMmZ5Y3JzcHJQSEpScUR1dz09>

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

Meeting ID: 893 9074 4241

Meeting Password: 184434

1. Public Hearings

- **Application No. 21-26** on behalf of Giovanni and Kerry Berardinelli, 17 Windsor Lane, Ivoryton, CT, Assessor's Map 55 Lot 1-8, RU District, requesting variances to sections 40D and 40R of the zoning regulations to replace an existing turnaround to be 0 feet from the side property line where 5 feet is required for a driveway.
- **Application No. 21-27** on behalf of Anthony JB Cutone 237 Westbrook Road, Essex, CT, Assessor's Map 94 Lot 2, RU District, requesting variances to sections 40C, 40D, 40E and 61B of the zoning regulations to install a 12' X 58' hoop house 23 feet from the side property line where 30 feet is required.
- **Application No. 21-28** on behalf of SJC Land Consulting LLC, for the property at 20 Meadow Woods Road, Essex, CT, Assessor's Map 6 Lot 17, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, and 61B of the zoning regulations for a 240 sq ft one story addition 12' X 20' and a corresponding wraparound deck 8' X 37' to be located 9 feet at a point from the side property line where 30 feet is required and approximately 32 feet from the front property line where 40 feet is required.
- **Application No. 21-29** on behalf of Tomasz and Erin Drejer, 54 Hickory Lane, Ivoryton, CT, Assessor's Map 89 Lot 16, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, and 61B of the zoning regulations to add an addition an existing house to be located 26 feet from front property line where 40 feet is required.
- **Application No. 21-30** on behalf of Chris Harpin, 2 Champlin Square, Essex, CT, Assessor's Map 32 Lot 61, VR District, requesting variances to sections 40C, 40D,

40E, 60B of the zoning regulations to construct a deck resulting in a coverage of 12.7% where 10% is allowed.

- **Application No. 21-31** on behalf of Robert D. Pickett and Whitney Weeks, 36 Mack Lane, Essex, CT, Assessor's Map 50 Lot 13, VR District, requesting variances to sections 40D, 40E, 103I. for work to occur within the Flood Plain District within a 5 year period.
- **Application No. 21-32** on behalf of Joshua Jones, 146 Saybrook Road, Essex, CT, Assessor's Map 74 Lot 3, RU District, requesting variances to sections 40C, 40D, 40E, 61B of the zoning regulations to construct a new two car garage to be located 10 feet off the west property line and 24 feet off south property line where 30 feet is required.
- **Application No. 21-33** on behalf of Rich Varrato The Magnolia Agency, 5 Essex Square, Essex, CT, Assessor's Map 31 Lot 29, EV District, requesting variances to sections 40C, 40D, 40E, 111A.4 of the zoning regulations to install a sign on the existing retaining wall to be located 8 feet from a property line where 10 feet is required.
- **Application No. 21-34** on behalf of Robert D. Pickett and Whitney Weeks, 36 Mack Lane, Essex, CT, Assessor's Map 50 Lot 13, VR District, appealing the decision of the Zoning Enforcement Officer dated January 8, 2020 relating to Section 103 of the Essex Zoning Regulations.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 21-26** on behalf of Giovanni and Kerry Berardinelli, 17 Windsor Lane, Ivoryton.
- **Application No. 21-27** on behalf of Anthony JB Cutone 237 Westbrook Road, Essex.
- **Application No. 21-28** on behalf of SJC Land Consulting LLC, for the property at 20 Meadow Woods Road, Essex.
- **Application No. 21-29** on behalf of Tomasz and Erin Drejer, 54 Hickory Lane, Ivoryton.
- **Application No. 21-30** on behalf of Chris Harpin, 2 Champlin Square, Essex.
- **Application No. 21-31** on behalf of Robert D. Pickett and Whitney Weeks, 36 Mack Lane, Essex.
- **Application No. 21-32** on behalf of Joshua Jones, 146 Saybrook Road, Essex.
- **Application No. 21-33** on behalf of Rich Varrato The Magnolia Agency, 5 Essex Square, Essex.
- **Application No. 21-34** on behalf of Robert D. Pickett and Whitney Weeks, 36 Mack Lane, Essex.

3. Old Business

- Approval of Minutes – May 18, 2021
 - June 15, 2021

4. Correspondence and Invoices

5. Adjournment

Next scheduled meeting: **Tuesday August 17, 2021**