

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

August 17, 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. 21-30** 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 13.5% 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, 40I.1, 50C, 50D, 60B, 101E, 103G(4)(A) for the addition of dormers to an existing structure within 100 feet of the CJL and within 19.5 feet of the side property line where 25 feet is required and for the work to occur within the Flood Plain District within a 5 year period without bringing the structure into flood compliance.
- **Application No. 21-35** on behalf of Jaye Stuart, 4 Sheagren Hill Road, Essex, CT, Assessor's Map 35 Lot 8, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, 61B to install a hip roof over an existing flat roof which is located within the front setback, 25 feet from the front setback where 40 feet is required.
- **Application No. 21-36** on behalf of Ryan and Ashley Linares, 37 Laurel Road, Essex, CT, Assessor's Map 27 Lot 35, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, 60B, for the addition of a dormer to an existing garage currently within a side setback and addition of a front porch resulting in an increase in the lot coverage from 15.27% to 15.82% where 10% is allowed.

- **Application No. 21-37** on behalf of Patrick Smith, 50 Crosstrees Hill Road, Essex, CT, Assessor's Map 70 Lot 8, VR District, requesting variances to section 101E, for the construction of terraced side yard to create a flat area over leaching field and 16' wide steps adjacent to north side of house and terraced garden all located within 100 feet of the coastal jurisdiction line.

## **2. Regular Meeting**

Discussion and possible decision on applications:

- **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. 21-35** on behalf of Jaye Stuart, 4 Sheagren Hill Road, Essex, CT.
- **Application No. 21-36** on behalf of Ryan and Ashley Linares, 37 Laurel Road, Essex, CT.
- **Application No. 21-37** on behalf of Patrick Smith, 50 Crosstrees Hill Road, Essex, CT.

## **3. Old Business**

- Approval of Minutes – July 20, 2021

## **4. Correspondence and Invoices**

## **5. Adjournment**

Next scheduled meeting: **Tuesday September 21, 2021**