

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

September 21, 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. 21-38** on behalf of Jonathan and Michele Carlisle, **39A River Road, Essex, CT**, Assessor's Map 10 Lot 19, RU District, requesting variances to sections 40D, 40E, 40I1, and 40Q of the zoning regulations to construct an inground swimming pool to be 10 feet where 20 feet is required.
- **Application No. 21-39** on behalf of John Parunak, **22 Laurel Road, Essex, CT**, Assessor's Map 27 Lot 11, VR District, requesting variances to sections 40C, 40D, 40E, 40I1, 50D and 60B of the zoning regulations to construct a deck to be located 22 feet from the property line where 25 feet is required and have a coverage of 13.5% where 10% is allowed.
- **Application No. 21-40** on behalf of Kevin and Carol Dugan, **33 Highland Terrace, Ivoryton, CT**, Assessor's Map 38 Lot 15, RU District, requesting variances to sections 40C, 40D, 40E, 40I1, 50D and 61B of the zoning regulations to construct a covered porch with a setback of 27 feet where 40 feet is required, construction of a covered entry located 30 feet where 40 feet is required, and construction of a deck 12 feet from a property line where 30 feet is required.
- **Application No. 21-41** on behalf of Coleen K. Hutchinson, **18 Edgewood Avenue, Ivoryton, CT**, Assessor's Map 56 Lot 28, VR District, requesting variances to sections 40C, 40D, 40E, 50D, 60B, and 110B of the zoning regulations to construct a two bedroom house to be located 15.7 feet from the front setback where 30 feet is required and a rear setback of 15.8 feet where 30 feet is required and a 2.8 foot setback for the driveway from the rear line where 5 feet is required.

- **Application No. 21-42** on behalf of Brad Tully, **26 South Main Street, Essex, CT**, Assessor's Map 46 Lot 4, VR District, requesting variances to sections 40C, 40D, 40I1, and 60B of the zoning regulations to permit a pergola approx. 10'-6" width by 42' long and a height of 8'-11" located within 5 feet of the side property line where 25 feet is required.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 21-38** on behalf of Jonathan and Michele Carlisle, **39A River Road, Essex, CT**.
- **Application No. 21-39** on behalf of John Parunak, **22 Laurel Road, Essex, CT**.
- **Application No. 21-40** on behalf of Kevin and Carol Dugan, **33 Highland Terrace, Ivoryton, CT**.
- **Application No. 21-41** on behalf of Coleen K. Hutchinson, **18 Edgewood Avenue, Ivoryton, CT**.
- **Application No. 21-42** on behalf of Brad Tully, **26 South Main Street, Essex, CT**.

3. Old Business

- Approval of Minutes – August 17, 2021

4. Correspondence and Invoices

5. Adjournment

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