

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
May 16, 2023 – 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/89968785001?pwd=d0FEVVAyY2tKUjdTSkQ3RGNmRC9xQT09>

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

Meeting ID: 899 6878 5001

Meeting Password: 868543

1. Public Hearings

Application No. 23-03 on behalf of RQBNN, LLC, **50 South Main Street**, Essex, CT, Assessor's Map 46 Lot 42, VR District, requesting variances of Sections 40C, 40D, 40I.1, and 60B for a porch and deck addition to the rear of the property to be 14 ft to the south and 18ft to the north of the side property lines where 25 ft is required, resulting in a new total coverage of 19.6% where 10% is allowed.

Application No. 23-04 on behalf of Alyssa Bogan, **7 Clark Lane**, Essex, CT, Assessor's Map 17 Lot 26, VR District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 60B for an addition to the rear of the property with a setback of 18 ft where 25 ft is required and a roof over the existing front porch, resulting in a new total coverage of 13% where 10% is allowed.

Application No. 23-05 on behalf of Nancy H. Tela, **8 Riverview Street**, Essex, CT, Assessor's Map 28 Lot 41, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1., 50D and 60B for code compliant interior stair, first and second floor roof improvements, and second floor addition within the existing footprint, which is 7.4 ft (north side) 20.5 ft (front setback), from the property line where 25 ft is required from the side and 30 ft from the front, and a proposed reduction in coverage from 22% to 20%.

2. Regular Meeting

Discussion and possible decision on applications:

Application No. 23-03 on behalf of RQBNN, LLC, **50 South Main Street**, Essex, CT

Application No. 23-04 on behalf of Alyssa Bogan, **7 Clark Lane**, Essex, CT

Application No. 23-05 on behalf of Nancy H. Tela, **8 Riverview Street**, Essex, CT

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3. Old Business

- Approval of Minutes – April 18, 2023

4. New Business

5. Correspondence

6. Adjournment

Next scheduled meeting: **Tuesday June 20, 2023**