

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  
November 21, 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. 23-14** on behalf of Emme L. Deland, **17 West Avenue** Essex, CT, Assessor's Map 32 Lot 34, VR District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 60B for an addition to an existing house expanding the footprint by 12 ft, resulting in 29 sq ft in the setback, having a side setback of 22 ft 4 inches where 25 ft is required.
- **Application No. 23-17** on behalf of 9197CCAS LLC, **91 Pond Meadow** Ivoryton, CT, Assessor's Map 88 Lot 2, RU District, requesting variances of Sections 40D, 40E, and 50C for reconstruction and expansion of an existing single-family house on a lot with a second single family house where only one dwelling is allowed.
- **Application No. 23-18** on behalf of Essex Yacht Club Inc., **13 Novelty Lane** Essex, CT, Assessor's Map 50 Lot 5, WF District, requesting variances of Sections 40D, and 101E for an addition of an elevator shaft to allow for access to the second floor of the building located within 100 feet of the coastal jurisdiction line.

**2. Regular Meeting**

Discussion and possible decision on applications:

- **Application No. 23-14** on behalf of Emme L. Deland, **17 West Avenue** Essex
- **Application No. 23-15** on behalf of 9197CCAS LLC, **91 Pond Meadow** Ivoryton
- **Application No. 23-16** on behalf of Essex Yacht Club Inc., **13 Novelty Lane** Essex

**3. Old Business**

- Approval of Minutes – October 17, 2023

**4. New Business**

**5. Correspondence**

**6. Adjournment**

Next scheduled meeting: **Tuesday December 19, 2023**