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June 10, 2020

Mr. William T. Furgueson, Chairman  
Essex Zoning Board of Appeals  
29 West Avenue  
Essex, CT 06426

**SUBJECT: Gregory Gondek, 7 Captain's Walk (M9 L2)**  
**Jeffrey Vernon and Robin Dessarows, 57 West Avenue (M32, L9)**

Dear Mr. Furgueson:

The Essex Zoning Board of Appeals has submitted the referenced variance applications to the Connecticut River Gateway Commission for review and approval pursuant to Section 25-102h of the Connecticut General Statutes. The applications propose (1) the construction of a new 48 square foot pool shed on the 7 Captain's Walk property, and (2) the placement of a 228 square foot shed to replace a damaged, slightly smaller shed on the 57 West Avenue property. These comments are provided for the consideration of the Zoning Board of Appeals at an online public hearing which will commence on Tuesday, June 16, 2020.

Findings

Both applications propose the location of small accessory structures on properties that are not visible from the Connecticut River or the adjacent coves. As a result, the Gateway Commission would likely not oppose the granting of the requested variances as the projects will not adversely impact the "natural and traditional river scene" in Essex.

Thank you for the Zoning Board of Appeal's continued assistance and partnership in the protection and preservation of the "natural and traditional river scene" within the lower Connecticut River Valley.

For the Commission,

J. H. Torrance Downes  
Deputy Director, RiverCOG