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April 22, 2022

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

**SUBJECT: Additions to Residential Structure, 22 Main Street, Essex Village (M6 L017)
David Dick and Mary Alice Godfrey**

Dear Mr. Furgueson:

The Essex Zoning Board of Appeals has submitted the referenced variance application to the Connecticut River Gateway Commission for review and comment pursuant to Section 25-102h of the Connecticut General Statutes. The application proposes the construction of an interior connection and exterior passageway from the existing house to the existing wood framed garage. The main structure will be expanded on both the first and second levels and a second story will be added on top of the one-story garage. These comments are provided for the consideration of the Zoning Board of Appeals at a public hearing which will commence on Tuesday, May 17, 2022.

Findings

Staff and the Gateway representatives for the Town of Essex have discussed the application and have viewed the property, including from a vantage point in Middle Cove using a kayak. Although the proposed additions are substantial in size, the location of the property on Main Street and the fact that there are several lots between the subject property and the cove that are developed with residential structures, very little of the proposed construction will be visible from the cove in any significant way. Much of the proposed addition is either (1) within the visible envelope of the existing structure as seen from the cove (e.g. doesn't expand the visible envelope of the existing structure), (2) located primarily on the northwestern, less visible side of the property, and (3) blocked from view by the garage structure to the immediate rear of the 22 Main Street property. For these reasons, it is found that the Gateway Commission would not object to the granting of the required variances as the construction will have little impact on the "natural and traditional riverway scene" in this densely developed area of Essex Village.

Thank you for the Zoning Board of Appeal's continued assistance and partnership in the protection and preservation of the "natural and traditional riverway scene" within the lower Connecticut River Valley. If the Board or the applicant have any questions about these findings and the requested conditions, please don't hesitate to contact staff of the Gateway Commission by email at tdownes@rivercog.org.

For the Commission,

J. H. Torrance Downes
Deputy Director, RiverCOG

Copies to:

Claire Matthews, Essex Representative to the Gateway Commission
Misha Semenov, Essex Alternate to the Gateway Commission

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