



TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**  
*W. T. Furgueson, Chair*  
*W Feirer, Vice Chair*  
*Philip J Schaller, Secretary*

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29 West Avenue • Essex, Connecticut 06426  
Telephone (860) 767-4340 • FAX (860) 767-8509

**Regular Members**  
*B. Sarrantonio*  
*Philip J Beckman*

**Alternate Members**  
*George Wendell*  
*Richard Rybak*  
*Susan Feaster*

**Unapproved**

**Minutes**  
**March 15, 2022 – Zoning Board of Appeals**

**1. Call to Order and Seating of Members**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, March 15, 2022 at 7:00 p.m. at the Essex Town Hall, Meeting Room A and also public access via online through Zoom. Members in attendance were W T Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman, G Wendell, R Rybak and S Feaster.

Staff present: Carey Duques, Zoning Enforcement Officer, Stella Caione, Recording Clerk and Sylvia Rutkowska, ZBA Legal Counsel.

Chairman W T Furgueson welcomed everyone to the Essex Zoning Board of Appeals meeting.

The members of the Essex Zoning Board of Appeals announced themselves. The audio attendees were advised to mute themselves during the meeting except during public comment. Attendees were asked to please identify themselves for the record prior to making any comments.

**2. Public Hearing**

**Application No. 22-02** on behalf of Douglas and Sharon Chan, **11 Clark Lane, Essex, CT** Assessor's Map 17 Lot 12, RU District, requesting variances to Sections 40C, 40D, 40E, and 101E for replacement of existing single-family home with a new single-family home that is more code complying but is located within 100 feet of the coastal jurisdiction line the Gateway Buffer Area.

Seated for this application, W T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman.

This application is for construction of a new single-family home and inground pool to be located within the 100-foot setback of the coastal jurisdiction line, within the Gateway Buffer Area.

**Previous variance requests:** None

**The applicant is seeking variances to the following regulation sections:**

**40C. BUILDINGS.** No building shall be so built or placed in any location as to leave less than the prescribed space of the setbacks required for it in these Regulations. No building shall be greater in height than that prescribed in these Regulations.

**40D. IMPROVEMENTS.** No improvement shall be made except in conformity with these Regulations

**40E. CHANGES.** No change shall be made in the use of any land or improvement, in the location of any improvement, or in the size or shape of any lot or improvement except in conformity with these Regulations.

**101E. GATEWAY BUFFER AREA.** Anything to the contrary in these Regulations notwithstanding, no building or other improvement shall be located within one hundred (100) feet of the coastal jurisdiction line, as defined in the Connecticut General Statutes, of the Connecticut River or any of its tributaries or associated wetlands, or the portion of the Falls River easterly, or downstream, of River Road.

W T Furgueson reported that the CT River Gateway Commission has asked the Board to continue consideration of this application for one month so as to allow time for the CT River Gateway Commission to review the request. Mr. Furgueson stated that he would like the opportunity to receive input from the Gateway Commission, noting that the Board would benefit from their input.

**MOTION** made by W T Furgueson to continue the Public Hearing until the April 19, 2022 meeting for **Application No. 22-02** on behalf of Douglas and Sharon Chan, **11 Clark Lane, Essex, CT** Assessor's Map 17 Lot 12, RU District, so as to allow the CT River Gateway Commission the opportunity to provide the Board with an assessment of this proposal. This is an application requesting variances to Sections 40C, 40D, 40E, and 101E for replacement of existing single-family home with a new single-family home that is more code complying but is located within 100 feet of the coastal jurisdiction line the Gateway Buffer Area, ; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Beckman, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

## **2. Regular Meeting**

There were no applications for consideration.

## **3. Old Business**

### **Approval of Minutes – February 15, 2022**

**MOTION** made by W T Furgueson to approve the February 15, 2022 Minutes as presented; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, P Beckman, W Feirer, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No further discussion.

**4. New Business**

- Discussion regarding updating ZBA Variance Application

C Duques reported on the proposed changes to the ZBA application and stated that she added a separate document that would serve as a variance application guide and another document that will serve as an application for appeal of the Zoning Enforcement Officer's decision. C Duques stated that she has incorporated all of the Board's comments and forwarded to the ZBA counsel, Attorney Sylvia Rutkowska.

A discussion ensued addressing amendments to the draft ZBA application.

**5. Correspondence**

There was no correspondence and there were no invoices.

**6. Adjournment**

**MOTION** made by W T Furgueson to adjourn the meeting at 7:30 pm to the next regularly scheduled meeting which will be held on Tuesday, April 19, 2022 at 7:00 p.m., at the Essex Town Hall, in Meeting Room A, and accessible via online. Refer to Town of Essex website for the Zoom link and related information; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarrantonio, P Beckman, W Feirer, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.  
**Discussion:** No further discussion.

Respectfully submitted,

Stella A Caione