



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

W. T. Furgueson, Chair
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Philip P Schaller, Secretary

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B. Sarrantonio
Brian Weinstein

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Unapproved

Minutes

March 16, 2021 – 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 16, 2021 at 7:00 p.m. This meeting was made available to the public via Zoom

[Executive Order 7i grants 90 additional days to all applications that are in process during the current designated emergency. Executive Order 7JJ states such applications shall not lapse during the State of Emergency.]

Commission members present were: W. T. Furgueson, W Feirer, B Sarrantonio, P Schaller, R Rybak, P Beckman, G Wendell.

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

EZBA Chairman W T Furgueson welcomed everyone to the Essex Zoning Board of Appeals public access meeting which was conducted via Zoom platform.

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.

Audience: There were 9 audience members present.

2. Public Hearing

- **Application No. 21-10** on behalf of Glen Beckwith, **179 Saybrook Road, Essex, CT**, Assessor's Map 74, Lot 13, RU District, requesting variances to sections 40C, 40D, 40I.1 and

61B of the zoning regulations to locate 14' x 24' shed 5 feet from a side property line where 30 feet is required.

Seated were W T Furgueson, P Schaller, B Sarrantonio, P Beckman, W Feirer.

The property at 179 Saybrook Road is 0.34 acre in size. It is a rectangular lot that abuts South Cove along the south shore. From the street the land gets narrower as it approaches the water. The lot has a single-family dwelling. The applicant would like to build a detached garage/barn 24' x 14' 5 feet from the side property line where 30 feet is required. The parcel is approximately 50 feet wide where the applicant would like to place the garage/barn. The widest section of the lot at the road is approximately 75 feet.

Glen Beckwith who presented on behalf of this proposal stated that the pre-fabricated shed will be situated five feet from adjacent property, which is currently an empty lot. This is an extremely narrow lot and the location for the shed is the only location on which to place the structure. The shed will be utilized to store yard equipment. The proposed shed will have no power and no lavatory. Mr. Beckwith stated that the potting shed and the previous structure which was used as a guest house was removed prior to Mr. Beckwith purchasing the property.

Mr. Beckwith stated that the neighbor on the right of his property, who owns the vacant lot, and who resides in New York, asked that Mr. Beckwith follow the proper protocol related to this proposal. Mr. Beckwith stated that the neighbors to the north have no objection to this proposal.

W T Furgueson asked if anyone wished to speak in favor or in opposition to this application.

There was no public comment.

Letter Received from CT River Gateway Commission dated March 3, 2021 in which it is indicated that the proposed shed is located over 100 feet from the cove in an area that is significantly blocked from water view by trees located at the base of the hill at the edge of the cove. Further, the density of hilltop residential development where the shed will be placed is closely space enough to render the proposed shed insignificant in visual impact. Members of the Gateway Commission would not oppose the granting of the requested variances.

The Board had no further comments.

MOTION made by W T Furgueson to close the public hearing **Application No. 21-10** on behalf of Glen Beckwith, **179 Saybrook Road, Essex**, CT, Assessor's Map 74, Lot 13, at 7:10 pm; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

- **Application No. 21-11** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex**, CT, Assessor's Map 27, Lot 27, VR District, requesting variances to sections 40D, 40E, and 60B of the zoning regulations to locate front vestibule 22 feet from front property line where 30 feet is required and 17'-4"

x 12'-4" add rear sunroom 11 feet from a side property line where 25 feet is required and increase building lot coverage to 13.3 % where 10% is allowed.

Seated were W T Furgueson, P Schaller, B Sarrantonio, P Beckman, W Feirer.

The property at 68 North Main Street is 0.25 acre in size. It is a rectangular lot that becomes narrower heading west. The lot has a single-family dwelling with deck and garage. The applicant would like to enclose a portion of the existing deck, expand a section of the deck with the enclosure and enclose the front entryway that is currently a stoop.

John Ravenna who presented on behalf of this proposal stated that his house has one bathroom, and it is situated on the second floor. The property is extremely narrow and there is little or no room on which to add on to the existing house. J Ravenna stated that he would like to construct a 17' x 12' addition on the southwest side of the property, and the north side of the building, construct an enclosed entryway. The hardship associated with this proposal is that this is a nonconforming lot, along with the size and shape of the property.

W T Furgueson asked if anyone wished to speak in favor or in opposition to this application.

Letter Received from CT River Gateway Commission dated March 3, 2021 in which it is indicated that because of the location of the property, the proposed vestibule and sunroom construction will not be seen from North Cove or the river. Members of the Gateway Commission would not oppose the granting of the requested variances.

It was determined that a Variance is also needed for Section 50D which was not on the Agenda and was not noticed. The applicant is proposing to close the deck and install walls, which would be expanding a nonconformity. The applicant needs to request a variance to change a nonconforming structure. The current application only covers the new addition, and if the applicant would like to change and enclose the porch, a new application would be required, citing 50D, or Mr. Ravenna could modify existing application to include 50D.

There was no additional public comment.

There was one letter submitted from the CT River Gateway Commission who does not oppose the granting of variance, noting that the visual impact is not significant.

There was no further comment from the Board.

Attorney Rutkowska suggested that if the Board moves forward with approval of variance this evening, the variance will speak to the shaded areas as reflected on the plans which are the only portions included in the application, and because the agenda is ambiguous to the remainder of the work.

MOTION made by W T Furgueson to close the public hearing on **Application No. 21-11** on behalf of John A. Ravenna and Judith M. O'Connor, represented by, Across the Board LLC, **68 North Main**

Street, Essex, CT, Assessor's Map 27, Lot 27, VR District at 7:33 pm; SECONDED by P Beckman; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

- **Application No. 21-12** on behalf of Cathy and Jim Hagan, **85 North Main Street, Essex, CT, Assessor's Map 28, Lot 76, VR District**, requesting variances to sections 40C, 40D, 40E, and 60B of the zoning regulations for an addition to an existing house located within side setback to be 20 feet from property line where 25 feet is required, addition would increase coverage to 17.8% where 10% is allowed.

Seated were W T Furgueson, P Schaller, B Sarrantonio, W Feirer, R Rybak.

The property at 85 North Main Street is 0.34 acre in size. It is a rectangular lot that has a single-family dwelling and detached garage. Both the original house and garage were built within the setbacks. The applicant would like to add a new two-story addition that would connect to the existing house. Most of the proposed expansion conforms with zoning however in order to connect with the existing house fully, a portion is proposed within the side yard setback.

Hope Proctor, architect who presented on behalf of the applicant stated that this a small lot with a nonconforming structure. This is a proposed renovation of the house to add second floor over the existing back porch. Additional coverage would be over existing front patio. The shed which is an existing nonconformity, will be removed.

It was determined that a Variance is also needed for Section 50D which was not on the Agenda and was not noticed. The applicant proposes to add a second floor above the sitting room which will provide more height and bulk. Attorney Rutkowska explained that within the Town of Essex there is an additional section of the regulations, 50D, that restricts increasing height, to any degree, in a setback. When bulk is increased within a setback, even if it is within the height regulation, you are still increasing height.

Attorney Rutkowska stated that the feasible way to move forward would be to continue the hearing and amend the application to include the additional variance, 50D. This change will help to protect the homeowner if it were ever to be challenged.

W T Furgueson asked if anyone wished to speak in favor or in opposition to this application. There was no public comment.

Letter Received from CT River Gateway Commission dated March 3, 2021 in which it is indicated that because of the location of the property, the proposed two-story addition and one-story porch will not be seen from North Cove or the CT River. Members of the Gateway Commission would not oppose the granting of the requested variances.

There was no further comment from the Board.

MOTION made by W Feirer to continue the public hearing to April 20, 2021 on **Application No. 21-12** on behalf of Cathy and Jim Hagan, **85 North Main Street, Essex, CT**, Assessor's Map 28, Lot 76, VR District; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

- **Application No. 21-13** on behalf of Mark Panaroni, **6 Main Street, Ivoryton, CT**, Assessor's Map 42, Lot 15, VR District, requesting approval of the location for a used car dealer/repairer's license.

Seated were W T Furgueson, P Schaller, W Feirer, B Sarrantonio, R Rybak.

This application is not for a variance, but for a certificate of approval of the location.

Per CT General Statute Section 14-54, the applicant is requesting approval of the location of a proposed used car dealership. In order to be approved, there needs to be a majority vote in favor as opposed to 4 positive votes.

Attorney Terry Lomme who presented on behalf the applicant stated that this property has been used as a repair shop since the 1980's. The applicant would like to sell used cars. The applicant already possesses a dealer license. In order to obtain a used car license, per CT State Statute, the location must be approved by the ZBA. There was a car dealership across the street from this property location and as such, there will be no traffic impact on the property. The cars for sale will be situated on the east boundary of the property. There will be no cars situated on the front of the property, and this will have no substantial effect on the property, and there will be no more than 6 cars for sale on the property, at one time.

P Beckman stated that there were 17 cars on the property today.

Attorney Lomme stated that there is no limit at this time as to how many cars can be on the lot, at any given time. There will be no neon signage or flags. The cars will have "For Sale" signs in the windows of the automobiles.

Attorney Lomme indicated that the adjoining neighbors and the neighbor across the street are in support of this proposal. Attorney Lomme submitted 12 letters in support of this application.

Mark Panaroni stated that he is willing to limit the number of cars on the property and he noted that he will limit signage to the "For Sale" signs in the vehicle's windows.

Letter received in favor: Mary and Ian Lewis; Russell Stone, 5 Main Street; property owner at 8 Main Street; Herb Clark; Greg Peterson, 21 Ingham Hill Road; Samuel Fulgniti, Robinson Wright Weymer Funeral Home, Centerbrook; Giovanni Ferdinelli; Phillip Miller; Allison Hart; Bruce Kasek; Thomas Smith; Sue Nelson, 33 Winthrop Hill Road; Mandy Carrol.

W T Furgueson asked if anyone wished to speak in favor or in opposition to this proposal.

Resident at 10 Main Street, Ivoryton asked if the auto sales license at the defunct Mazda dealership, which is situated across the street from this proposal, still exists, and what happens if they start selling automobiles again.

Terry Lomme stated that it is his belief that the license still exists and in order to sell cars, the owners of that property would need to comply with the dealer requirements, and the DMV would come to the site and conduct an inspection. Attorney Lomme stated that there is a likelihood that DMV would send them back to the ZBA for approval. The applicant's license would remain in place and it would not preclude Mark's license.

Resident at 10 Main Street, Ivoryton noted that the plan shows the spaces dedicated for the vehicles. Another plan shows a rear residential lot and questioned if this petition is for the commercial lot only?

C Duques stated that the entire parcel is zoned village residential district. It is all one parcel and the focus is on the front property.

T Lomme stated that the pre-existing nonconforming use is for the front lot only. Attorney Lomme stated that his earlier comments related to this business not impacting traffic flow is not based on a traffic study.

Resident at 10 Main Street, Ivoryton stated that people are dropping off vehicles late at night and questioned who would regulate time of operation and prevent people from coming onto that property late evenings.

M Panaroni stated that the hours of operation will be 9-5:00pm or 9-6:00pm.

Resident at 10 Main Street, Ivoryton stated that the number of vehicles on the lot that are not registered typically range from 8 to 19 or so vehicles, and questioned why.

M Panaroni stated that there are some cars without plates that need to be run through emissions, some cars without plates that are awaiting receipt of title, and various other reasons.

There was no further comment from the Board.

MOTION made by W T Furgueson to close the public hearing on **Application No. 21-13** on behalf of Mark Panaroni, **6 Main Street, Ivoryton, CT**, Assessor's Map 42, Lot 15, VR District, at 8:39 pm; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

- **Application No. 21-14** on behalf of Fred and Lee Weber, **20 Maple Ave, Essex, CT**, Assessor's Map 28, Lot 7, VR District, requesting variances to sections 40C, 40D, and 60B of the zoning regulations to replace and expand existing barn with a 32' X 32' barn to be located 4 feet from a side property line where 25 feet is required and 8 feet from rear where 30 feet is required and to increase to coverage to 14.2 % where 10% is allowed.

Seated for this proposal were W T Furgueson, P Schaller, W Feirer, G Wendell, B Sarrantonio.

The subject property is 0.4 acre in size. It is a rectangular lot that has a single-family dwelling and detached garage. The applicant would like to replace the existing barn with a new structure that will be 32' x 32' (10 feet of the structure is an overhang) that has different dimensions and would remain within the setbacks. However, the property owners are proposing to shift the building slightly decreasing the nonconformity by several feet and requesting a side setback of 4 feet and 8 feet. The structure would result in an increase in coverage to 14.2%.

Fred Weber who presented on behalf of this proposal stated that he would like to demolish the existing barn and rebuild utilizing same footprint. F Weber noted that the hardship relates to when he purchased the property 26 years ago, zoning was at 15%. F Weber stated that the proposed height of the barn will comply with the regulations.

W T Furgueson asked if anyone wished to speak in favor or in opposition to this application. There was no public comment.

Letter from rear property owner, Guy Deutermann, 18 Maple Avenue, stating no objection.

Email to the property owners from Maureen Hyde at 16 Maple Avenue, offering to submit a letter of support.

Letter Received from CT River Gateway Commission dated March 3, 2021 in which it is indicated that because of the location of the property, the proposed barn replacement and expansion will not be seen from North Cove, Falls River Cove or the CT River. Members of the Gateway Commission would not oppose the granting of the requested variances.

W T Furgueson asked if the Board can approve a variance without benefit of the proposed physical structure before the Board. Attorney Rutkowska stated that the Board may approve a variance without benefit of the proposed physical structure.

There was no further comment from the Board.

MOTION made by W T Furgueson to close the public hearing on behalf of **Application No. 21-14** on behalf of Fred and Lee Weber, **20 Maple Ave, Essex, CT**, Assessor's Map 28, Lot 7, VR District at 8:47pm; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, G Wendell, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

- **Application No. 21-15** on behalf of The Griswold Inn, LLC, **47 Main Street, Essex, CT**, Assessor's Map 47, Lot 18, EV District, requesting variances to sections 40A, 40E, 50D, and 40B3 of the zoning regulations to allow the use of overnight room rentals.

Seated were G Wendell, P Schaller, W Feirer, P Beckman, B Sarrantonio. WT Furgueson recused himself from this proposal.

The subject property is 0.6 acre in size and it is a rectangular lot that has three existing structures. Retail use and overnight rentals currently exist on the property. The applicant would like to add a new building which will conform with zoning setbacks and coverage, however the use of room rentals is not permitted in the zone.

Attorney Terry Lomme who presented on behalf of the applicant stated that this is a proposal to add onto the 2 existing buildings, and a variance for use is required. There have been 4 previous applications for variance beginning the late 1980's. Attorney Lomme stated that the hardship is a practical matter in that you cannot have retail on the second floor and there is no provision in the current regulations for inn rooms. Attorney Lomme stated that this plan is consistent with the Plan of Development, and will further serve to assist the merchants on Main Street and enhance their businesses by bringing new people into town. T Lomme noted that a previous variance approval stated no kitchen facilities in the rooms, and water savings for shower and lavatory purposes only. Total coverage with additions is 14.6%, with EV Zone coverage at 25%.

Geoffrey Paul stated that as a result of Covid 19, the state of CT shut down the Griswold Inn in its entirety, which made 2020 the most difficult year in the history of this establishment. G Paul stated that his business has survived the last 12 months due to the generosity of the community, however dining revenue is down 55%, hotel revenue is down 70%, and bar revenue down to 0, noting that this is not survivable. The rules for dining still require six-foot distancing. G Paul stated that he has land available, parking available and septic capacity to expand the facilities. G Paul noted that the need has never been more acute and he stated that this is the only thing he can do to try to keep this business going, noting that further room usage is needed in order to pick up the financial slack with what will probably be a permanent decline in dining. Mr. Paul stated that this project will be aesthetically appropriate and tasteful, and carefully done.

W Feirer asked if anyone wished to speak in favor or in opposition to this application. There was no public comment.

Letter Received from CT River Gateway Commission dated March 3, 2021 in which it is indicated that the two additions proposed for the rear of the existing frame structure and attached to a smaller adjacent outbuilding, exist within an already dense village development pattern. The proposed additions will be largely blocked from view from North Cove by the large Essex Boat Works structure and from the CT River by other Main Street development. Members of the Gateway Commission would not object to the granting of the required variances.

Attorney Lomme stated that the hardship surrounding this proposal is that on two-story structures it is impossible to have retail on a second floor, and there is no current regulation for inn rooms despite the fact that the Gris has been there for 250 years. This property has been dedicated to a combination of retail and inn rooms for at least 35 years. The hardship is that a variance is required for the retail use and allowance of inn rooms, despite dedication to this use. This predates current zoning and inn-rooms have never been allowed, which is why variances have been requested over the past 35 years.

There was no further comment from the Board.

MOTION made by W Feirer to close the public hearing on **Application No. 21-15** on behalf of The Griswold Inn, LLC, **47 Main Street, Essex, CT**, Assessor's Map 47, Lot 18, EV District, at 9:13pm; **SECONDED** by G Wendell; **IN FAVOR** G Wendell, P Schaller, W Feirer, P Beckman, B Sarrantonio; **OPPOSED**: None; **ABSTAINING** None; **MOTION CARRIED** 5-0-0. No Discussion.

2. Regular Meeting

- Variance **Application No. 21-10** on behalf of Glen Beckwith, **179 Saybrook Road, Essex, CT**, Assessor's Map 74, Lot 13, RU District

It was noted that the topography of the land is limiting. This is a unique property within this zone. The width of the lot is significantly narrower than other properties. Nothing can be built without encroaching on setbacks.

MOTION made by W T Furgueson to approve a Variance **Application No. 21-10** on behalf of Glen Beckwith, **179 Saybrook Road, Essex, CT**, Assessor's Map 74, Lot 13, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate 14' x 24' shed 5 feet from a side property line where 30 feet is required. The hardship surrounding this proposal relates to the topography of the land, the narrowness of the lot, and the limited use of where the building can be situated, based on location of the septic. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR**: W T Furgueson, P Schaller, B Sarrantonio, P Beckman, W Feirer; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No discussion.

- **Application No. 21-11** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex, CT**, Assessor's Map 27, Lot 27, VR District.

It was noted that the Board will vote on the front vestibule portion of this proposal and the applicant will amend his application to include Section 50D of the regulations. The Board is considering approval of variances to sections noticed, to locate the front vestibule from the property line, to expand the section of the deck. The Board is not making decision with regard to a variance to 50D for the enclosure of the deck, to create the sunroom.

- **MOTION** made by W Feirer to approve a Variance **Application No. 21-11** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex, CT**, Assessor's Map 27, Lot 27, VR District, requesting variances to sections 40D, 40E, and 60B of the zoning regulations to locate front vestibule 22 feet from front property line where 30 feet is required and increase in coverage to 13.3% where 10% is allowed. The hardship associated with this application surrounds the topography of the land, the narrowness of the property, and the minimal amount of expansion to the square footage. The Board is not considering a variance to Section 50D for the enclosure of the deck to create a sunroom at this time as the same was not included in the application, notice or agenda; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR**: W T Furgueson, P Schaller, B Sarrantonio, P

Beckman, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.
Discussion: No discussion.

- **Application No. 21-13** on behalf of Mark Panaroni, **6 Main Street, Ivoryton, CT**, Assessor's Map 42, Lot 15, VR District.

It was noted that it is not the intent to limit the applicant from doing business, however a reasonable limitation could be placed on this approval. The variance will remain with this property in perpetuity. As such, it was recommended that usage as to number of cars should be limited, signage should be limited and hours of operation should be notated. Signage is however determined by the regulations of the town and hours of operation cannot be designated by the ZBA. It is within the purview of the ZBA to limit the number of cars for sale to not more than 6, with a total number at 14 cars on this front lot at any one time, unrelated to sales.

C Duques referenced section 110F.22 which speaks to minimum requirements for car spaces; 1 car space per employee, plus 4 car spaces per bay.

MOTION made by B Sarrantonio to approve the application for car sales for **Application No. 21-13** on behalf of Mark Panaroni, **6 Main Street, Ivoryton, CT**, Assessor's Map 42, Lot 15, VR District, requesting approval of the location for a used car dealer/repairer's license. The Board grants approval for the location with the following condition: 1) sale of no more than 6 used vehicles can be on the lot, and 2) no more than a total of 14 cars be on premises at any one time, for either servicing or sale. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

- **Application No. 21-14** on behalf of Fred and Lee Weber, **20 Maple Ave, Essex, CT**, Assessor's Map 28, Lot 7, VR District.

MOTION made by W Feirer to approve a variance for **Application No. 21-14** on behalf of Fred and Lee Weber, **20 Maple Ave, Essex, CT**, Assessor's Map 28, Lot 7, VR District, requesting variances to sections 40C, 40D, and 60B of the zoning regulations to replace and expand existing barn with a 32' X 32' barn to be located 4 feet from a side property line where 25 feet is required and 8 feet from rear where 30 feet is required and to increase to coverage to 14.2 % where 10% is allowed. The hardship associated with this proposal is that the property predates zoning and this proposal presents a small reduction of a nonconformity. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W. T. Furgueson, P Schaller, W Feirer, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.
Discussion: No discussion.

- **Application No. 21-15** on behalf of The Griswold Inn, LLC, **47 Main Street, Essex, CT**, Assessor's Map 47, Lot 18, EV District.

It was noted that this business is an anchor in the community, and the subject property is an historic building, and it predates zoning. The hardship associated with this proposal is that the zoning regulations do not deal with nightly rentals.

MOTION made by P Schaller to approve a Variance for **Application No. 21-15** on behalf of The Griswold Inn, LLC, **47 Main Street, Essex**, CT, Assessor's Map 47, Lot 18, EV District, requesting variances to sections 40A, 40E, 50D, and 40B3 of the zoning regulations to allow the use of overnight room rentals. The hardship associated with this proposal is the property and the use generally predates zoning. Zoning does not address a previously allowed variance and the proprietor has no option for improvements other than to seek variance of the regulations through the Zoning Board of Appeals. This proposal is approved in accordance with the plans as submitted; **SECONDED** by G Wendell; **IN FAVOR:** G Wendell, P Schaller, W Feirer, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No discussion.

3. New Business

There was no new business.

4. Old Business

Approval of Minutes – January 19, 2021 and February 16, 2021.

MOTION made by W Feirer to approve the January 19, 2021 Minutes; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by W T Furgueson to approve the February 16, 2021 Minutes with following amendments; 1) Page 3, toward end of page, R Doane's comment to read: "*empties into the rip rap*"; 2) References to "E & S" measures to be spelled out as "erosion and sedimentation" throughout the Minutes; **SECONDED** by G Wendell; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

a. Other

There was no other business.

5. Correspondence and Invoices

There was no correspondence.

Invoices from Dzialo, Pickett & Allen in the amount \$370; Hartford Courant invoice in the amount of \$258.16. The Board agreed that any invoices, outside of \$1,000, will be approved by the Board. C Duques will be handle all invoices that are under \$1,000.

6. Adjournment

MOTION made by W T Furgueson to adjourn the meeting at 9:59pm to the next regularly scheduled meeting which will be held on Tuesday, April 20, 2021 at 7:00 p.m., location TBD; **SECONDED** by P Beckman; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion

Respectfully submitted,

Stella A. Caione

Stella A. Caione, Recording Clerk