



TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

*W. T. Furgueson, Chair*  
*W Feirer, Vice Chair*  
*Philip P Schaller, Secretary*

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**Regular Members**

*B. Sarrantonio*  
*Philip J Beckman*

**Alternate Members**

*George Wendell*  
*Richard Rybak*

**Amended Record of the Vote**  
**May 18, 2021 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 18, 2021 at 7:00 p.m. This meeting was made available to the public via Zoom. Commission members seated were: W. T. Furgueson, P Schaller, R Rybak, P Beckman. B Sarrantonio.

**MOTION** made by W T Furgueson to close the public hearing for **Application No. 21-17** on behalf of Kevin Morrissey, 95 Book Hill Road, Essex, CT, Assessor's Map 6 Lot 12-1, RU District at 7:40pm; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, B Sarrantonio, P Schaller, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to close the public hearing for **Application No. 21-22** on behalf of Laura Lewis, 12 Blake Street, Ivoryton, CT, Assessor's Map 58, Lot 6, VR District, at 7:46 pm; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, P Schaller, B Sarrantonio, R Rybak, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to close the public hearing for **Application No. 21-23** on behalf of Kathy and Larry Heebner, 18 Cedar Street, Centerbrook, CT, Assessor's Map 43, Lot 73, VR District, at 7:57pm; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, B Sarrantonio, R Rybak, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by W T Furgueson to close the public hearing for **Application No. 21-24** on behalf of Jon and Kelly Larson, 15 High Street, Essex, CT, VR District, Assessors Map 27 Lot 74, at 8:03pm; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, B Sarrantonio, R Rybak, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

**MOTION** made by B Sarrantonio to deny a Variance **Application No. 21-17** on behalf of Kevin Morrissey, 95 Book Hill Road, Essex, CT, Assessor's Map 6 Lot 12-1, RU District, requesting variances to sections 40C, 40D, 40I.1, 61B of the zoning regulations to add a garage to be 8.2 feet from the side property line where 30 feet is required and coverage of 18.9% where 15% is required. The granting of a variance is denied because there are reasonable alternatives that are less intrusive and less in violation of the Essex zoning regulations; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, P Schaller, B Sarrantonio, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

**MOTION** made by W T Furgueson to approve a Variance for **Application No. 21-22** on behalf of Laura Lewis, 12 Blake Street, Ivoryton, CT, Assessor's Map 58, Lot 6, VR District, requesting variances to sections 40C, 40D, 40E, 40Q, of the zoning to locate an above ground pool, to be located 16 feet from the side property line where 20 feet is required for a pool. The hardship associated with this application is the narrowness of the lot and the topography of the land; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, P Schaller, B Sarrantonio, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

**MOTION** made by P Schaller to approve a variance for **Application No. 21-23** on behalf of Kathy and Larry Heebner, 18 Cedar Street, Centerbrook, CT, Assessor's Map 43, Lot 73, VR District, requesting variances to sections 40D, 40E, and 60B of the zoning regulations to build a deck and allow an increase in coverage to 12.3% where 10% is allowed. A contingency of this variance is a portion of the deck will not be constructed and the issuance of a variance is contingent on submission of revised plans to the Zoning Enforcement Officer. The hardship associated with this proposal surrounds the topography of the land and the lot size being significantly smaller than what is required by current zoning regulations. The size of the deck is of reasonable dimensions and square footage. This proposal is approved in accordance with the requisite submission of revised plans to the Zoning Enforcement Officer; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T. Furgueson, P Schaller, R Rybak, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

**MOTION** made and **SECONDED** to approve a variance for **Application No. 21-24** on behalf of Jon and Kelly Larson, 15 High Street, Essex, CT, VR District, Assessors Map 27 Lot 74, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D, 60B to rebuild a deck located within 11.6 feet from the side property line where 25 feet is required and increase coverage to 14% where 10% is allowed. The hardship associated with this application is that the house is predominately in the setback and the proposed activity enhances the safety of the deck. This proposal is approved in accordance with the plans as submitted; **IN FAVOR:** W T Furgueson, P Schaller, R Rybak, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

**MOTION** made by W T Furgueson to approve the April 20, 2021 Minutes as presented; **SECONDED** by R Rybak; **IN FAVOR:** W. T. Furgueson, R Rybak, 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 adjourn the meeting at 8:20 pm to the next regularly scheduled meeting which will be held on Tuesday, June 15, 2021 at 7:00 p.m., location Essex Town Hall; **SECONDED** by B Sarrantonio; **IN FAVOR:** W. T. Furgueson, R Rybak, P Schaller, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

Respectfully submitted,

*Stella A. Caione*

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