



TOWN OF ESSEX
Zoning Board of Appeals

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

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
June 21, 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, June 21, 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, P Beckman, G Wendell, and S Feaster.

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

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

Public Hearings

Application No. 22-05 on behalf of Valerie and Thomas Izzo, 11 Curiosity Lane, Essex, CT, Assessor's Map 25 Lot 17, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1 and 60B for an attached garage addition approx. 11' X 25' to be located 13.5 ft off the side property line where 25 feet is required.

Seated for this application, W T Furgueson, W Feirer, P Schaller, P Beckman, and S Feaster.

This application is for addition of a 11' X 25' garage to be attached to the existing home to be located 13.5 ft off the property line where 25 feet is required.

The parcel is 0.68 ac/29,620 sq ft, which is undersized for the zone which requires min of 60,000sq ft/1.37 ac. The lot is 104 ft wide at the street which is also undersized for the zone which requires 120 ft. There are wetlands in the northern corner of the property. Gateway has reviewed the application and does not have an objection to the proposal, see letter attached.

Previous variance requests: None

Tom Izzo who presented stated that the proposed garage would provide shelter for his car in inclement weather which is the hardship associated with this proposal.

A different location on the property was suggested for the proposed garage.

C Duques stated that there is not enough depth to place the proposed garage in front of the existing garage, and there is a 30 foot front setback which limits the locations for the proposed structure. C Duques stated that this is a nonconforming lot size and the width is around 29,000 s.f. Another feature of this property is the pond which is situated in the back of the lot. This proposal will expand a nonconforming property – the side setback is 13.5 feet where 25 feet is required.

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

W T Furgueson asked if the Board had any further questions. There were no further questions.

One letter submitted by the CT River Gateway Commission on behalf of this application stating no opposition to this proposal.

MOTION made by P Schaller to close the Public Hearing at 7:12 p.m. for **Application No. 22-05 on behalf of Valerie and Thomas Izzo, 11 Curiosity Lane, Essex, CT**, Assessor's Map 25 Lot 17, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1 and 60B for an attached garage addition approx. 11' X 25' to be located 13.5 ft off the side property line where 25 feet is required; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, and S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.
Discussion: No further discussion.

3. Regular Meeting

- **Application No. 22-04** on behalf of David Dick and MaryAlice Godfrey, **22 Main Street, Essex, CT**, Assessor's Map 27 Lot 67, EV District.

Members noted that this proposal increases a nonconformity. A brief discussion ensued.

MOTION made by P Beckman to approve a permit for **Application No. 22-05 on behalf of Valerie and Thomas Izzo, 11 Curiosity Lane, Essex, CT**, Assessor's Map 25 Lot 17, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1 and 60B for an attached garage addition approx. 11' X 25' to be located 13.5 ft off the side property line where 25 feet is required; The hardship associated with this application is that this is a preexisting, nonconforming lot, forcing the property owner to build in the side setback. This is a reasonable use; **SECONDED** by W Feirer ; **IN FAVOR:** W T Furgueson, W Feirer, P Beckman; **OPPOSED:** S Feaster, P Schaller; **ABSTAINING:** None; **MOTION DENIED 3-2-0. Discussion:** No further discussion.

4. Old Business

Approval of Minutes – May 17, 2022

MOTION made by W Feirer to approve the May 17, 2022 Minutes as submitted; **SECONDED** by S Feaster; **IN FAVOR:** W Feirer, P Schaller, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 3-0-0. Discussion:** No further discussion.

5. New Business

There was no new business.

6. Correspondence

There was no correspondence and there were no invoices.

7. Adjournment

MOTION made by W T Furgueson to adjourn the meeting at 7:33 pm to the next regularly scheduled meeting which will be held on Tuesday, July 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 P Beckman; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

Respectfully submitted,
Stella A Caione