



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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Regular Members
B. Sarrantonio
Philip J Beckman

Alternate Members
George Wendell
Richard Rybak
Susan Feaster

Unapproved

Minutes
June 20, 2023 – Zoning Board of Appeals

Call to Order and Seating of Members

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 20, 2023 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 Feirer, B Sarrantonio, P Schaller, P Beckman, S Feaster, R Rybak, G Wendell.

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

Ward Feirer chaired this evening's 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.

1. Public Hearing

- **Application No. 23-06** on behalf of Essex Veterans Memorial Hall Inc c/o Paul Knudsen, **3 Westbrook Road, Centerbrook, CT**, Assessor's Map 43 Lot 20, CML District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 80C for a kitchen expansion with basement storage, 12' X 20' covered entrance porch and 5' X 28' ADA compliant ramp resulting in front setback of 13' on the eastern side and 23' on the western side where 30 ft is required.

Seated for this application, W Feirer, P Schaller, P Beckman, B Sarrantonio, S Feaster.

This application is to request variances to allow for a kitchen expansion with basement storage and have a covered entrance porch and a U-shoed ADA compliant ramp. The variance requests are for setback encroachments.

The property is 0.73 acres, is triangular shaped and has two front lot lines, one on Deep River Road, and one on Westbrook Road/Route 154. The proposed addition is on the side of the building which is heading in the direction of the widest part of the lot, however the front setbacks required still result in an encroachment.

Height will not exceed the allowed 35 ft and coverage is also not a concern.

Previous Variance requests; None

Paul Knudsen, House Chair of the Essex Veterans Hall, stated that he is responsible for the security and maintenance of the hall. P Knudsen who presented on behalf of this application stated that in order to have dinners, functions and other nonprofit gatherings, and create more of a community center, the hall will benefit by a larger kitchen and installation of a handicap ramp.

Robert Doane, LS who presented on behalf of Essex Veterans Memorial Hall referenced the site plan that he prepared for this proposal. Mr. Doane noted that the property is $\frac{3}{4}$ of an acre and triangular in shape. This property is subject to, two front-yard setbacks, 30 feet each. The 40' x 50' building was constructed in 1900, and the proposed 12-foot expansion is to the south, and it is roughly 45 feet long, which includes the stairway entrance to the basement, on western-most side, and the kitchen and covered porch. The handicap ramp wraps around the eastern side and exits to the front of the building. R Doane stated that he performed soil testing on the property, and there is room to replace the existing sanitary system. Mr. Doane stated that there is room on the southeast corner to install a new system, if necessary. R Doane noted that parking is not an issue, and there is plenty of room onsite. If an expansion of parking is needed, R Doane noted that this proposal does not expand a nonconformity.

W Feirer asked if anyone wished to speak in favor or in opposition of this proposal. There were no comments.

There were no further comments by the Board.

MOTION by P Beckman to close public hearing on **Application No. 23-06** on behalf of **Essex Veterans Memorial Hall Inc c/o Paul Knudsen, 3 Westbrook Road, Centerbrook, CT**, Assessor's Map 43 Lot 20, CML District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 80C for a kitchen expansion with basement storage, 12' X 20' covered entrance porch and 5' X 28' ADA compliant ramp resulting in front setback of 13' on the eastern side and 23' on the western side where 30 ft is required, at 7:18pm; **SECONDED** by S Feaster; **IN FAVOR** W Feirer, P Schaller, P Beckman, S Feaster, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**
Discussion: No further discussion.

- **Application No. 23-07** on behalf of Thad and Cathy King, **14 Book Hill Road**, Essex, CT, Assessor's Map 10 Lot 26, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B for expansion of an existing garage including a second story addition on the existing garage with a side setback of 9 ft where 30 ft is required.

Seated for this application, W Feirer, P Schaller, P Beckman, R Rybak, B Sarrantonio.

This application is to request variances to allow for an expansion of an existing garage by adding to the south and east of the building as well as adding a second floor. The variance requests are for setback encroachments.

The property is 0.82 acres, and the existing garage is non-conforming. The proposed addition would be towards the side yard, and front yard but would be in compliance with the front setback.

Height will not exceed the allowed 35 ft and coverage is also not a concern.

Previous Variance requests: None.

Gateway requested continuance to the July 2023 meeting.

MOTION by W Feirer to continue to the July 18, 2023 hearing on **Application No. 23-07** on behalf of **Thad and Cathy King, 14 Book Hill Road, Essex, CT**, Assessor's Map 10 Lot 26, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B for expansion of an existing garage including a second story addition on the existing garage with a side setback of 9 ft where 30 ft is required; **SECONDED** by P Beckman; **IN FAVOR**; W T Furgueson, W Feirer, P Schaller, P Beckman, R Rybak; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No further discussion.

2. Regular Meeting

- Discussion and Possible Decision on **Application No. 23-06** on behalf of **Essex Veterans Memorial Hall Inc c/o Paul Knudsen, 3 Westbrook Road, Centerbrook, CT**.

It was stated that this is an unusual lot, noting that ADA compliance is necessary. The building predates zoning, and there is no easier solution for this proposal.

MOTION made by R Rybak to approve a variance for **Application No. 23-06** on behalf of **Essex Veterans Memorial Hall Inc c/o Paul Knudsen, 3 Westbrook Road, Centerbrook, CT**, Assessor's Map 43 Lot 20, CML District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 80C for a kitchen expansion with basement storage, 12' X 20' covered entrance porch and 5' X 28' ADA compliant ramp resulting in front setback of 13' on the eastern side and 23' on the western side where 30 ft is required. The hardship associated with this proposal is the unusually shaped lot, the location of the building, and the necessity of creating ADA compliance. The expansion of the kitchen area will be an asset to the community and this proposal is in-keeping with the Plan of Conservation and Development. The variance request is a reasonable accommodation. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR**: W Feirer, P

Schaller, P Beckman, R Rybak, B Sarrantonio; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**
Discussion: No further discussion.

3. Old Business

Approval of Minutes – Review and approval of the May 16, 2023 Minutes is tabled to July 18, 2023 Meeting;

4. New Business – There was no new business.

5. Correspondence – There was no correspondence.

6. Adjournment

MOTION made by P Beckman to adjourn the meeting at 7:26 pm to the next regularly scheduled meeting which will be held on Tuesday, July 18, 2023 at 7:00 p.m., at the Essex Town Hall, and accessible via online. Refer to Town of Essex website for the Zoom link and related information; **SECONDED** by R Rybak; **IN FAVOR:** W Feirer, P Schaller, P Beckman, R Rybak, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.** **Discussion:** No further discussion.

Respectfully submitted,

Stella A Caione, Recording Clerk