



TOWN OF ESSEX
Zoning Board of Appeals

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

Executive Board
W. T. Furgueson, Chair
B. Sarrantonio, Vice Chair
W. Feirer, Secretary

Regular Members
Philip P. Schaller
Brian Weinstein

Alternate Members
Philip J. Beckman
George Wendell
Richard Rybak

Unapproved

Minutes
October 15, 2019 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, October 15, 2019 at 7:00 p.m. in Room B of the Essex Town Hall. Present at the meeting were W. T. Furgueson, Barbara Sarrantonio, Ward Feirer, Phillip Schaller, Phillip Beckman, George Wendell, Richard Rybak.

Staff:

Suzanna McCauley, Esq., Legal Counsel
Stella Beaudoin, Recording Secretary

W T Furgueson, Chair called the meeting to order at 7:00 p.m.

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

1. PUBLIC HEARINGS

- **Application No. 19-25** on behalf of Mallory Ortiz, 14 Chestnut Street, Ivoryton, CT, Assessor's Map 40, Lot 33, VR District, requesting variances to sections 40D, 40I.1, 40Q and 60B of the zoning regulations to locate an 8' x 12' above-ground pool deck to a point 15 feet from the rear property line where 20 feet is required. (Decision to be made by October 22nd)

Mallory Ortiz who presented on behalf of this application stated that she would like to build an 8' x 12' deck to the rear of her inground pool. The proposed deck falls within the setback. M Ortiz stated that the neighbors are in favor of this proposal.

M Ortiz stated that the hardship is partly due to the topography of the land and due to the location of the current existing shed.

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

There was no public comment.

There were letters received on behalf of this application confirming approval of the proposal from: Emily Rapp, 16 Chestnut Street; Roberta Hurley, 13 Blake Street; Julie Hines, 12 Chestnut Street.

There was no further comment from the Board.

The public hearing closed. At 7:10 p.m.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 19-25** on behalf of Mallory Ortiz, 14 Chestnut Street, IVTN, CT

It was noted that this is a modest proposal, not overreaching, and there is a demonstrated hardship.

MOTION made by B Sarrantonio to approve **Application No. 19-25** on behalf of Mallory Ortiz, 14 Chestnut Street, Ivoryton, CT, Assessor's Map 40, Lot 33, VR District, requesting variances to sections 40D, 40I.1, 40Q and 60B of the zoning regulations to locate an 8' x 12' above-ground pool deck to a point 15 feet from the rear property line where 20 feet is required. The hardship associated with this proposal is the topography of the land and no opposition stated, or negative impact to the neighbors. This proposal is approved in accordance with the plans as submitted; **SECONDED** by R Rybak; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, R Rybak, P Schaller; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to continue **Application No. 19-26** on behalf of Peter Glyman and Ruth Ann Paulin, 20 Main Street, Essex; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, R Rybak, P Schaller; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to continue **Application No. 19-27** on behalf of George and Julie Papanier, 159 River Road, Essex, CT; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, R Rybak, P Schaller; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

3. New Business

- Newly reformatted Zoning Regulations. Article II is Zoning Board of Appeals.

There was a brief discussion related to the newly reformatted Zoning Regulations.

4. Old Business

- Approval of Minutes – September 17, 2019

MOTION made by W T Furgueson to approve the September 17, 2019 Minutes with the following amendments: 1) Seated for Application 19-22, add the name *B Weinstein*; 2) Seated for Application 19-23, add the name *B Weinstein*; 3) Seated for Application 19-24, add the name *B Weinstein*; **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.

5. Correspondence and Invoices

There was no correspondence and no invoices.

6. Adjournment

MOTION made by W T Furgueson to adjourn the meeting at 7:20p.m.to the next regularly scheduled meeting which will be held on Tuesday, November 19, 2019 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **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.

Respectfully submitted,

Stella A Caione
Recording Secretary