



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

Record of the Vote
August 15, 2023 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, August 15, 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 T Furgueson, W Feirer, P Schaller, P Beckman, R Rybak.

MOTION by W T Furgueson to close public hearing on **Application No. 23-09** on behalf of 9197CCAS LLC c/o Crystian Morales, **91 Pond Meadow Road** Ivoryton, CT, Assessor's Map 88 Lot 2, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 60B for an addition of a porch with a side setback of 15 ft where 40 ft is required, at 7:45pm; **SECONDED** by W Feirer; **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.

MOTION by W T Furgueson to close the public hearing on **Application No. 23-10** on behalf of Annelisa Santoro, **54 Main Street** Essex, CT, Assessor's Map 47 Lot 23, WF District, requesting variances of Sections 40D and 101E for patio to be located within 100 feet of the coastal jurisdiction line and the Gateway Buffer Area, at 8:21pm; **SECONDED** by W Feirer; **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.

MOTION by W T Furgueson to close the public hearing on **Application No. 23-11** on behalf of Lawrence and Sherri Athay, **92 Ingham Hill Road** Essex, CT, Assessor's Map 94 Lot 4, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B for an addition to the existing house for a bedroom addition and proposed garage addition to be 30 ft 3 inches from the front property line where 40 feet is required and 24ft from the northern side property line where 30 feet is required, at 8:37pm; **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.

MOTION made by W Feirer to approve a variance **Application No. 23-09** on behalf of 9197CCAS LLC c/o Crystian Morales, **91 Pond Meadow Road** Ivoryton, CT, Assessor's Map 88 Lot 2, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 60B for an addition of a porch with a side setback of 15 ft where 40 ft is required. This plan is modest in scope and this proposal would rectify a safety issue. The hardship is land based – this is not a lot adjacent to a road, yet it has a front setback that is more restrictive than the side setback; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, R Rybak; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.** Motion carried. **Discussion:** No further discussion.

MOTION made by W T Furgueson to re-open the public hearing a variance **Application No. 23-10** on behalf of Annelisa Santoro, **54 Main Street** Essex, CT, Assessor's Map 47 Lot 23, WF District, requesting variances of Sections 40D and 101E for patio to be located within 100 feet of the coastal jurisdiction line and the Gateway Buffer Area; **SECONDED:** R Rybak; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, R Rybak; **MOTION CARRIED 5-0-0.** **Discussion:** No further discussion.

MOTION made by P Beckman to continue the public hearing on a variance request for **Application No. 23-10** on behalf of Annelisa Santoro, **54 Main Street** Essex, CT, Assessor's Map 47 Lot 23, WF District, requesting variances of Sections 40D and 101E for patio to be located within 100 feet of the coastal jurisdiction line and the Gateway Buffer Area. The intent of the continuance is to re-hear this application, and the applicant is invited to investigate a plan without a fire pit, and a plan that addresses the concerns and suggestions of the CT River Gateway Commission and the HMC; **SECONDED:** R Rybak; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, P Beckman, R Rybak; **MOTION CARRIED 5-0-0.** **Discussion:** No further discussion.

MOTION made by W T Feirer to approve a variance **Application No. 23-11** on behalf of Lawrence and Sherri Athay, **92 Ingham Hill Road** Essex, CT, Assessor's Map 94 Lot 4, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B for an addition to the existing house for a bedroom addition and proposed garage addition to be 30 ft 3 inches from the front property line where 40 feet is required and 24ft from the northern side property line where 30 feet is required. The hardship associated with the application is the land, the size of the lot. The ground coverage is not to exceed 15%. This proposal is approved in accordance with the plans as submitted; **SECONDED;** P Beckman; **IN FAVOR:** W T Furgueson, W Feirer, P Beckman, R Rybak; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED; 4-1-0.**

MOTION made by W T Furgueson to approve the July 18, 2023 Minutes as presented; **SECONDED** by W Feirer; **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.

MOTION made by W T Furgueson to adjourn the meeting at 9:04pm to the next regularly scheduled meeting which will be held on Tuesday, September 19, 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 P Beckman; **IN FAVOR:** W T Furgueson, W Feirer, R Rybak, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.** **Discussion:** No further discussion.

Respectfully submitted, Stella A Caione, Recording Clerk