



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

Record of the Vote
October 17, 2023 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, October 17, 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, B Sarrantonio, W Feirer, P Schaller, P Beckman, S Feaster, R Rybak, G Wendell. Members seated were W T Furgueson, B Sarrantonio, W Feirer, P Schaller, and P Beckman.

Application No. 23-14 on behalf of Emme L. Deland, **17 West Avenue** Essex, CT, Assessor's Map 32 Lot 34, VR District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 60B for an addition to an existing house expanding the footprint by 12 ft, resulting in 29 sq ft in the setback, having a side setback of 22 ft 4 inches where 25 ft is required. **Continued to November 21, 2023 meeting, at the request of the applicant.**

MOTION by W T Furgueson to close the public hearing on **Application No. 23-15** on behalf of Audrey Weber, **15 Maple Avenue** Essex, CT, Assessor's Map 17 Lot 22, VR District, requesting variances of Sections 40D, 40E and 60B for first floor handicap accessible bedroom and bathroom addition resulting in a coverage of 10.8% where 10% is allowed, at 7:09 pm; **SECONDED** by P Beckman; **IN FAVOR**; W T Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No further discussion.

MOTION by W Feirer to close the public hearing on **Application No. 23-16** on behalf of William C Bowers and Joanne Kennedy, **15 Novelty Lane** Essex, CT, Assessor's Map 50 Lot 5, WF District, requesting variances of Sections 40D, 40E, 101E, and 50D for the installation of a permeable bluestone patio and installation of a 13' X 7' pool/spa to be located within 100 feet of the coastal jurisdiction line and the Gateway Buffer Area, at 8:27pm; **SECONDED** by W T Furgueson; **IN FAVOR** W T Furgueson, W Feirer, 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 approve **Application No. 23-15** on behalf of Audrey Weber, **15 Maple Avenue** Essex, CT, Assessor's Map 17 Lot 22, VR District, requesting variances of Sections 40D, 40E and 60B for first floor handicap accessible bedroom and bathroom addition resulting in a coverage of 10.8% where 10% is allowed. The hardship associated with this proposal is to create ADA accessibility and compliance, and the incursion is minimal; This proposal is approved in accordance with the plans as submitted; **SECONDED**; B Sarrantonio; **IN FAVOR**: W T Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED 5-0-0.**

MOTION made by B Sarrantonio to approve a variance for **Application No. 23-16** on behalf of William C Bowers and Joanne Kennedy, **15 Novelty Lane** Essex, CT, Assessor's Map 50 Lot 5, WF District, requesting variances of Sections 40D, 40E, 101E, and 50D for the installation of a permeable bluestone patio and installation of a 13' X 7' pool/spa to be located within 100 feet of the coastal jurisdiction line and the Gateway Buffer Area. This is a reasonable and minor addition of the space that has been used for the same purpose and it would be considered pertinent were it not in this zone. The variance is subject to the parties creating a mutually acceptable agreement related to the Essex Harbor Management Commission requirements. The hardship associated with this proposal is the property is within the 100-foot Gateway buffer. This proposal is approved in accordance with the plans as submitted; **SECONDED**; W T Furgueson; **IN FAVOR**: W T Furgueson, W Feirer, B Sarrantonio, P Beckman; **OPPOSED**: P Schaller; **ABSTAINING**: None; **MOTION CARRIED 4-1-0.**

MOTION made by W T Furgueson to approve the September 19, 2023 Minutes with following amendment; Page 2, 8th paragraph to read, "Attorney Royston noted that the tree is part of the topo *to the north which was prohibited* and a valid basis for hardship." **SECONDED** by W Feirer; **IN FAVOR**: W T Furgueson, W Feirer, P Schaller; **OPPOSED**: None; **ABSTAINING**: B Sarrantonio, P Beckman; **MOTION CARRIED 3-0-2.**

MOTION made by W. T. Furgueson to approve the 2024 meeting calendar as prepared by the ZEO; **SECONDED** by B Sarrantonio; **IN FAVOR**: W T Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to adjourn the meeting at 8:47pm to the next regularly scheduled meeting which will be held on Tuesday, November 21, 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 W Feirer; **IN FAVOR**: W T Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED 5-0-0.**

Respectfully submitted,

Stella A Caione, Recording Clerk