



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
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Regular Members
B. Sarrantonio
Philip J Beckman

Alternate Members
George Wendell
Richard Rybak
Susan Feaster

Record of the Vote
April 16, 2024 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 16, 2024 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, and G Wendell. Members seated were W T Furgueson, W Feirer, P Schaller, P Beckman and R Rybak.

MOTION by W T Furgueson to continue **Application No. 24-8**. **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. 24-7** on behalf of Andrew Guziewicz, **10 Collins Lane Essex**, CT, Assessor's Map 46 Lot 14, VR District, requesting variances of Sections 40D, 40E, and 101E for construction of a dry-laid stone patio, inground pool and spa and a reconstructed open deck. **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 by P Beckman to approve **Application No. 24-7** on behalf of Andrew Guziewicz, **10 Collins Lane Essex**, CT, Assessor's Map 46 Lot 14, VR District, requesting variances of Sections 40D, 40E, and 101E for construction of a dry-laid stone patio, inground pool and spa and a reconstructed open deck. The hardship is the lot pre-exists zoning is undersized and the house is entirely within the 100 foot Gateway Conservation Zone, reduction in building coverage which reduces a non-conformity, reduction in visual bulk, plantings within the 100 foot gateway conservation zone will minimize the impact; This proposal is approved in accordance with the plans as submitted with the condition that the plantings on the western side of the proposed patio be maintained at 10 feet measured vertically starting at the patio; **SECONDED** by W T Furgueson ; **IN FAVOR**; W T Furgueson, P

Beckman, W Feirer, R Rybak; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED:** 4-1-0.
Discussion: No further discussion.

MOTION made by W T Furgueson to approve the March 19, 2024 Minutes as submitted **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, R Rybak, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by R Rybak to adjourn the meeting at 8:28pm to the next regularly scheduled meeting which will be held on Tuesday, May 21, 2024 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 B Sarrantonio; **IN FAVOR:** W T Furgueson, W Feirer, P Schaller, R Rybak, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

Respectfully submitted,

Elson Guo, Recording Clerk