



TOWN OF ESSEX
Zoning Board of Appeals

29 West Avenue • Essex, Connecticut 06426
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Executive Board

Paul Greenberg, Chair
W. T. Furgueson, Vice Chair
W. Feirer, Secretary

Regular Members

Barbara Sarrantonio

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Record of the Vote
September 18, 2018 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, September 18, 2018 at 7:00 p.m. in Room B of the Essex Town Hall. Present and seated for the meeting were P Greenberg, B Sarrantonio, W Feirer, G Wendell, P Beckman.

MOTION made by P Beckman to approve **Application 18-17** on behalf of Matthew and Marta Collins, 17 Dickinson Lane, Essex, CT, Assessor's Map 31, Lot 12, VR District requesting variances to sections 40C, 40D, 40E, 40I.1, 40N, 40Q, 50D,, 60B and 101D of the zoning regulations to locate a new single family dwelling to a point 2 feet from the south property line, 10 feet from the west property line and 10 feet, 4 inches from the north property line all where 25 feet is required. Also, to allow the new house to come to 17.7% building coverage when 10% is the maximum building coverage allowed. Also, to allow a swimming pool to a point 4.5 feet from the south property line where 20 feet is required. Also, to locate a patio 71 feet from the south property line where 10 feet is required. Also, to allow various improvements to be made within the Gateway Buffer Zone. The hardship associated with the application is lot size which predates zoning and the setbacks which make the lot unusable. The Board recognizes that the homeowner, the architect and the engineer have reduced the existing nonconformities. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** P Greenberg, B Sarrantonio, W Feirer, G Wendell, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W Feirer to approve a Variance for **Application 18-19** on behalf of the Griswold Inn, LLC, 38 Main Street, Essex, CT, Assessor's Map 47, Lot 29, EV District, requesting a variance to section 40N of the zoning regulations to locate a patio area to a point 5.5 feet from the east property line, 35 feet from the south property line and up to the front property line, all where 10 feet is required. The hardship associated with this proposal is the size of the lot, noting that this plan is consistent with the rest of the village area. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** P Greenberg, B Sarrantonio, W Feirer, G Wendell, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W Feirer to approve the July 17, 2018 meeting Minutes as presented; **SECONDED** by P Beckman; **IN FAVOR:** P Greenberg, B Sarrantonio, G Wendell, P Beckman, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by P Beckman to adjourn the meeting at 8:15 p.m.to the next regularly scheduled meeting which will be held on Tuesday, October 16, 2018 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer **IN FAVOR:** P Greenberg, B Sarrantonio, G Wendell, P Beckman, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Stella C Beaudoin
Recording Secretary