

TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

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Vacancy, Vice Chair*

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*Barbara Sarrantonio  
W. T. Furgueson  
William Veillette  
Ward Feirer*

**Alternate Members**

*Peter Decker  
Philip J. Beckman  
George Wendell  
Richard Rybak*

**Record of the Vote  
September 27, 2016 – Public Hearing and Special Meeting**

The Essex Zoning Board of Appeals conducted a special meeting on Tuesday, September 27, 2016 at 7:00 p.m. in Room A of the Essex Town Hall. Attending Members were W. T. Furgueson, W. Veillette, W. Feirer, P. Beckman, Alternate seated for the meeting and G. Wendell, Alternate seated for the meeting.

**MOTION** to grant approval to **Application No. 16-19** on behalf of Michael Hannifan c/o Peter Boorman, Esq., 30 Main Street, Centerbrook, CT, Assessor's Map 44, Lot 18, C District, requesting variances to sections 40D, 40E, 40I.1, 50D, and 80C of the zoning regulations to locate a 20'-2" x 23'-2" square foot deck to a point 10 feet from a front property line where 30 feet is required. The hardship associated with this proposal is the existence and the orientation of the Black Walnut Tree and the ADA requirement. The Variance is approved in accordance with the plans presented; **MADE** by P. Beckman **SECONDED** by W. Veillette; **IN FAVOR:** W. T. Furgueson, W. Veillette, R. Rybak, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to grant approval to **Application No. 16-20** on behalf of Steve Elek, 99 Book Hill Road, Essex, CT, Assessor's Map 6, Lot 14, RU District, requesting variances to sections 40C, 40D, 40I.1, and 61B of the zoning regulation to locate a 24 x 24 detached garage to a point 12 feet from a side property line where 30 feet is required. The hardship is the location of the septic system and the topography of the land making this the only feasible location to situate the proposed structure. The Variance is approved in accordance with the plans presented; **MADE** by G. Wendell **SECONDED** by W. T. Furgueson; **IN FAVOR:** W. T. Furgueson, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to grant approval to **Application No. 16-21** on behalf of Jon and Amity Goss, 7 Hillside Drive, Essex, CT, Assessor's Map 68, Lot 4-1B, RU District, requesting variances to sections 40C, 40D, 40I.1, and 61B of the zoning regulation to locate a 24 x 24 square foot detached garage to a point 20 feet from a side property line where 30 feet is required. The hardship associated with the proposal is the topography of the land making this the only feasible location on which to situate the proposed structure. The homeowner has taken exhaustive measures to insure that the proposed structure was removed from the setbacks. The Variance is approved in accordance with the plans presented; **MADE** by G. Wendell **SECONDED** by P. Beckman; **IN FAVOR:** W. T. Furgueson, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to grant a variance to **Application No. 16-22** on behalf of Richard Helzel, 23 King's Lane, Essex, CT, Assessor's Map 28, Lot 16, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of

the zoning regulations to allow a dormer on a roof of a detached garage that is located within a side yard setback area. The hardship associated with this proposal is the as-is, existing building. The existing structure has a staircase that requires a dormer and the original building permit was issued with the understanding that the dormer would be installed and in conformity with the building code at that time. The Variance is approved in accordance with the plans presented; **MADE** by W. Feirer **SECONDED** by W. T. Furgueson; **IN FAVOR:** W. T. Furgueson, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to grant a variance to **No. 16-23** on behalf of Joshua Schulman and Andrea Schreiber, 28 River Road, Essex, CT, Assessor's Map 10, Lot 22, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations to allow a 54 square foot addition to a point 27 feet from a front property line where 40 feet is required. The hardship associated with this application involves the safety issue. This proposal has no major impact on the neighborhood and the abutting neighbor is in favor. The Variance is approved in accordance with the plans presented; **MADE** by W. Feirer **SECONDED** by P. Beckman; **IN FAVOR:** W. T. Furgueson, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to grant a variance to **Application No. 16-25** on behalf of Susan Paul, 9 Pratt Street, Essex, CT, Assessor's Map 47, Lot 113, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a 430 square foot garage addition to a point 2.5 feet from a side property line where 25 feet is required. Also, to allow the existing building coverage to increase from 18.4% to 20.1% where 10% is the maximum building coverage allowed. The hardship associated with this proposal is the elimination of a nonconformity on the rear of the property and the configuration of the property does not allow for any additional building. This variance is approved for a one-story garage. The Variance is approved in accordance with the plans presented; **MADE** by W. Feirer **SECONDED** by W. T. Furgueson; **IN FAVOR:** W. T. Furgueson, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to grant a variance to **Application No. 16-26** on behalf of Carlson Landing, LLC, 9 Ferry Street, Essex, CT, Assessor's Map 47, Lot 17, WF District, requesting variances to sections 40C, 40D, 40I.1, 71B and 101D of the zoning regulations to allow a 140 square foot shed to a point 6 inches from the front property line where 40 feet is required. Also, to allow the existing building coverage to increase from 48.4% to 48.6% where 25% is the maximum building coverage allowed. The hardship associated with this proposal is the existing marina with preexisting violations in the setbacks, and the configurations of the business to include the use of the cranes on-premises, making the proposed location the only safe, viable option for the shed. The Variance is approved in accordance with the plans presented; **MADE** by P. Beckman **SECONDED** by R Rybak; **IN FAVOR:** W. T. Furgueson, W. Veillette, R. Rybak, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to approve the July 19, 2016 Meeting Minutes as presented; **MADE** by W. Veillette; **SECONDED** by W. Feirer; **IN FAVOR:** W. T. Furgueson, W. Veillette, W. Feirer, P. Beckman, G. Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** to adjourn the meeting at 9:20 p.m. to the next regularly scheduled meeting which will be held on Tuesday, October 18, 2016 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **MADE** by W. Feirer; **SECONDED** by P. Beckman; **IN FAVOR:** W. T. Furgueson, W. Veillette, W. Feirer, G. Wendell, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

Respectfully Submitted,  
Stella C. Beaudoin  
Recording Secretary