



TOWN OF ESSEX  
**Zoning Board of Appeals**

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**Executive Board**

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

**Regular Members**

*Barbara Sarrantonio*  
*William Veillette*

**Alternate Members**

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

**Record of the Vote**  
**April 17, 2018 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 17, 2018 at 7:00 p.m. in Room B of the Essex Town Hall. Seated for the meeting were P Greenberg, B Sarrantonio, W Feirer, W. T Furgueson, G Wendell seated for W Veillette.

**Application 18-3** on behalf of Michael Picard, 175 Saybrook Road, Assessor's Map 74, Lot 11, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C.2, 61B and 101D of the zoning regulations to allow the replacement of a nonconforming house with a new single family dwelling that will not be within setback areas but to be 32.2 feet in height where 30 feet is the maximum height allowed. Also, to allow a pool house to a point 16 feet from a side property line where 30 feet is required, and a pergola to a point 16.5' from a side property line where 30 feet is required. Also, to allow construction within the Gateway Buffer Area, ruled as follows; **MOTION** by B Sarrantonio to approve the height of the house based on the slope and based on the fact that the zoning regulation change in height will take effect on May 18, 2018. Approved in accordance with the plans submitted; **SECONDED** by W. T. Furgueson; **IN FAVOR** P Greenberg, B Sarrantonio, W. T. Furgueson, W Feirer, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0. **MOTION** by W Feirer to approve variance for the pool and the patio to the Gateway buffer area setback, and approval conditioned on the elimination of the prior variances granted to the property. Variance approved based on the reduction of the nonconformity and approved in accordance with the plans submitted; **SECONDED** by W. T. Furgueson; **IN FAVOR** P Greenberg, B Sarrantonio, W. T. Furgueson, W Feirer, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0. **MOTION** by W Feirer to deny a variance for the pool pavilion based on lack of hardship. The reduction to the nonconformity does not apply because it is situated on different portion of property to where the nonconformity has been reduced or eliminated; **SECONDED** by G Wendell; **IN FAVOR** P Greenberg, B Sarrantonio, W. T. Furgueson, W Feirer, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED:** 5-0-0.

**MOTION** made by W Feirer to approve **Application 18-4** on behalf of Michael Picard, 175 Saybrook Road, Assessor's Map 74, Lot 11; This Approval is based on the evidence presented and the fact that the March 19, 2018 DEEP letter in which it was stated that the proposal was reviewed, comments were provided and issues were addressed by the applicant, and there were no other objections. The proposed development is in compliance with the CAM Act. The application for variance was approved

with the exception of the pool pavilion which was denied. The CAM request is approved as submitted as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts; **SECONDED** by W. T Furgueson; **IN FAVOR** P Greenberg, B Sarrantonio, W. T. Furgueson, W Feirer, G Wendell; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

**MOTION** made by W. T. Furgueson to approve a variance **Application No. 18-6** on behalf of Joseph and Karen DiRenzo, 3 New City Street, Essex, CT, Assessor's Map 28, Lot 69, VR District, requesting variances to sections 40D, 40E, 40I.1, 45D.4, 50D and 60B of the zoning regulations to allow a garage addition to come to a point 28 feet, 4 inches from the rear property line where 30 feet is required, and to allow the existing building coverage to increase from 15.5% to 17.5% where 10% is the maximum building coverage allowed. Also, to allow an accessory dwelling unit to be located within an existing structure that is 7 feet from a property line where 15 feet is required. The hardship associated with this proposal is the fact that the subject property is a legal nonconforming lot, small in size and conversion of a preexisting structure that was already situated in the setback; This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR** P Greenberg, B Sarrantonio, W. T. Furgueson, W Feirer, G Wendell; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

**MOTION** made by B Sarrantonio to approve a variance for **Application No. 18-8** on behalf of Thomas and Kelly Nichols, 10 West Avenue, Essex, CT, Assessor's Map 32, Lot 60, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to add a two-car garage to a point 7 feet from a side property line where 25 feet is required and to allow the existing building coverage to increase from 18% to 22.58% where 10% is the maximum building coverage allowed. Also, to allow an expansion of a part of the house that is within the west side setback area. The hardship associated with this proposal is the historic nature of the property, the flat roof and the historic barn which should not be removed. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W T Furgueson; **IN FAVOR** P Greenberg, B Sarrantonio, W. T. Furgueson, W Feirer, G Wendell; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

**MOTION made** by W. T. Furgueson to approve the March 20, 2018 Regular Meeting Minutes as presented; **SECONDED** W Feirer; **IN FAVOR** P Greenberg, B Sarrantonio, W. T. Furgueson, W Feirer; **OPPOSED**: None; **ABSTAINING**: G Wendell; **MOTION CARRIED**: 4-0-1.

**MOTION made** by W. T. Furgueson to adjourn the meeting at 9:12 p.m. to the next regularly scheduled meeting which will be held on Tuesday, May 15, 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, W Feirer, W. T. Furgueson, G Wendell; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED**: 5-0-0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary