



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*

**Alternate Members**

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

**Record of the Vote**  
**June 19, 2018**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 19, 2018 at 7:00 p.m. in Room B of the Essex Town Hall. Present at the meeting were P Greenberg, W. T. Furgueson, W Feirer, B Sarrantonio, G Wendell, P Beckman.

**MOTION** made by B Sarrantonio to approve **Application 18-10** on behalf of James and Kimberly Freeburg, 19 Blake Street, Ivoryton, CT, Assessor's Map 40, Lot 37, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to allow a 12' x 4' detached garage to a point 10 feet from a side property line where 25 feet is required. The hardship associated with the application is the size and configuration of the lot. The plans presented at this evening's meeting reflects a proposed addition which is from a prior application that was never submitted; **SECONDED** by G Wendell; **IN FAVOR:** P Greenberg W. T. Furgueson, W Feirer, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

**MOTION** made by W Feirer to approve **Application 18-13** on behalf of the Essex Yacht Club, 13 Novelty Lane, Essex, CT, Assessor's Map 50, Lot 5, WF District, requesting variances to sections 40C, 40D 40I.1, and 71 B of the zoning regulations to locate a 6' x 8' accessory building to a point 3 feet from a side property line where 20 feet is required and to a point 4 feet from a front property line where 40 feet is required. The hardship associated with the application is the configuration of the property for the function of the temporary building which is moveable; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR:** P Greenberg W. T. Furgueson, W Feirer, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 4-0-0.**

**MOTION** made by W Feirer to approve the April 17, 2018 meeting Minutes with the following amendments: 1) Page 5, 8<sup>th</sup> paragraph from bottom of page, first sentence to read, "*..stated that there is a barn which would have a lot coverage of 1%*"; 2) Page 2, third paragraph to read: "*In 2003 application was made for variance to construct a garage and second story apartment which was granted, but not constructed.*" Third paragraph: "*The current house, which is nonconforming related to rear setback, gateway buffer area and side setback will be removed...*" 3) Page 4, last paragraph, "T Metcalf stated on previous site plan that the house was *moved.*" **SECONDED** by W T Furgueson; **IN FAVOR:** P Greenberg, W. T. Furgueson, W Feirer, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 4-0-0.**

**MOTION** made by W Feirer to approve the May 15, 2018 meeting Minutes as presented; **SECONDED** by W T Furgueson; **IN FAVOR:** P Greenberg, W. T. Furgueson, W Feirer, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 4-0-0.**

**MOTION** made by W T Furgueson to adjourn the meeting at 8:00 p.m.to the next regularly scheduled meeting which will be held on Tuesday, July 17, 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 Greenburg, W.T. Furgueson, W Feirer, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 4-0-0.**

Stella C Beaudoin  
Recording Secretary