



TOWN OF ESSEX
Zoning Board of Appeals

29 West Avenue • Essex, Connecticut 06426
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Executive Board

W. T. Furgueson, Chair
B. Sarrantonio, Vice Chair
W. Feirer, Secretary

Regular Members

Philip P. Schall

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Record of the Vote - December 18, 2018 – Zoning Board of Appeals

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

- **MOTION** made by W. Feirer to approve **Application 18-20** on behalf of 8 West LLC, property situated at 8 West Avenue, Essex, CT Assessors Map 32, Lot 59, VR District requesting a variance to sections 40C 40D 40E 40I.1, 40Q, 50D and 60B of the zoning regulations to locate a newly constructed house to a point 6 feet from the front property line where 30 feet is required and to a point 16 feet, 5 inches from the east side property line where 25 feet is required. Also to allow the new house to have 20.9% building coverage where 10% is the maximum building coverage allowed. Also, to allow a new swimming pool to a point 18 feet from a property line where 20 feet is required. The hardship associated with this proposal involves the small lot. This approval is conditioned on all references to the apartment which will be stricken and initialed by the applicant on the plans. This proposal is approved in accordance with the plans as submitted and amendments made at this evening's meeting; **SECONDED** by P. Beckman; **IN FAVOR:** P. Schaller, W. Feirer, G. Wendell, R. Rybak, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by G. Wendell to table review and approval of the October 16, 2018 meeting Minutes; **SECONDED** by P. Beckman; **IN FAVOR:** W. T. Furgueson, P. Schaller, W. Feirer, G. Wendell, R. Rybak, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 6-0-0.**

MOTION made by W. Feirer to nominate W. T. Furgueson as chair; **SECONDED** by P. Beckman; **IN FAVOR:** P. Schaller, W. Feirer, G. Wendell, R. Rybak, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W. T. Furgueson to nominate B. Sarrantonio as vice chair; **SECONDED** by P. Beckman; **IN FAVOR:** W. T. Furgueson, P. Schaller, W. Feirer, G. Wendell, R. Rybak, P. Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 6-0-0.**

MOTION made by W T Furgueson to nominate W Feirer as secretary; **SECONDED** by P Beckman; **IN FAVOR:** P Schaller, W T Furgueson, G Wendell, R Rybak, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W Feirer to approve the 2019 meeting calendar as presented; **SECONDED** by P Beckman; **IN FAVOR:** P Schaller, W T Furgueson, W Feirer, G Wendell, R Rybak, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 6-0-0.

MOTION made by P Beckman to adjourn the meeting at 8:19p.m.to the next regularly scheduled meeting which will be held on Tuesday, January 15 2019 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by B Sarrantonio; **IN FAVOR:** P Schaller, W T Furgueson, W Feirer, G Wendell, R Rybak, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 6-0-0.

Stella C Beaudoin
Recording Secretary