



TOWN OF ESSEX
Zoning Board of Appeals

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Executive Board

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

Regular Members

Philip P Schaller
Brian Weinstein

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Record of the Vote
February 19, 2019 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February, 19, 2019 at 7:00 p.m. in Room B of the Essex Town Hall. Present for the meeting were W. T Furgueson, W Feirer, P Schaller, R Weinstein, B Sarrantonio, G Wendell, R Rybak, P Beckman.

MOTION made by W T Furgueson to approve **Application No. 19-1** on behalf of Patricia Jones, 53 West Hills Road, Ivoryton, CT, Assessor's Map 36, Lot 18, RUM District, requesting variances to sections 40C, 40D, 40I.1 and 62B of the zoning regulations to locate a 10' x 14' shed to a point approximately 8 feet from the front property line where 40 feet is required. The hardship associated with this proposal involves the topography of the land and the lack of ability to place the structure anywhere else on the subject property. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, B Weinstein, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W Feirer to approve **Application No. 19-3** on behalf of Jeffrey Bridges, 69 Lynn Road, Ivoryton, CT, Assessor's Map 60, Lot 60-14-7, RU District, requesting a variance to section 45D.4 to locate an accessory dwelling unit within an existing accessory building that is not a functioning barn or garage. The hardship associated with this proposal involves the recent change of the zoning regs that created the situation; this is a preexisting structure and preexisting improvements with the structure and the applicant is permitted. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Weinstein; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W. T Furgueson to add the approval of the September and October 2018 meeting Minutes to the Agenda under Item 4; **SECONDED** by P Schaller; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W Feirer to approve the September, 18 2018 meeting Minutes with the following amendment: 1) Page 4, second paragraph third line to read "At that point in time we had the *entire* yard excavated and the base and topsoil installed for the terrace."; **SECONDED** by W T Furgueson; **IN**

FAVOR: W. T Furgueson, W Feirer, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None;
ABSTAINING: None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to approve the October 16, 2018 meeting Minutes with the following amendment: 1) Page 2, 5th paragraph, last line to read “*about 800 s.f.*”; **SECONDED** by W Feirer; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W Feirer to approve the December 18, 2018 meeting Minutes with following amendment: 1) Page 2, last line to read “The existing house *was* built in 1840.”; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W Feirer to adjourn the meeting at 8:25p.m.to the next regularly scheduled meeting which will be held on Tuesday, March 19, 2019 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, B Weinstein, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

Stella C Beaudoin
Recording Secretary