



TOWN OF ESSEX
Zoning Board of Appeals

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Executive Board

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

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Philip P Schaller
Brian Weinstein

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Record of the Vote
May 21, 2019 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 21 2019 at 7:00 p.m. in Room B of the Essex Town Hall. Present at the meeting were W. T. Furgueson, Ward Feirer, George Wendell, Phillip Schaller, Philip Beckman, Richard Rybak.

MOTION made by P Beckman to deny based on lack of hardship, **Application No. 19-9** on behalf of Laura and Michael Pressman , 11 Stonebrook Drive, Ivoryton, CT, Assessor's Map 63, Lot 22-4, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a 12' x 14' shed to a point 20 feet from the west side property line where 30 feet is required; **SECONDED** by R Rybak; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, P Beckman R Rybak.; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by P Beckman to approve **Application No. 19-10** on behalf of Essex Elderly Affordable Housing, Inc., 26 Main Street, CTBK, CT, Assessor's Map 44, Map 17-1, C District, requesting variances to sections 40D, 40I.1, 111A.4. and 111C of the zoning regulations to locate a freestanding sign off premises on 16 Main Street to a point 3 feet from the front property line where 10 feet is required. The hardship associated with this proposal surrounds this lot which is situated off of a street with a right-of-way and this is the only method to display an address on the street. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T Furgueson, W Feirer, G Wendell, P Beckman R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by R Rybak to approve **Application No. 19-11** on behalf of Markham and Jody Rollins, 10 Meigs Lane, Essex, CT, Assessor's Map 47, Lot 71, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to add a second story to a detached garage that is 10 feet from the front property line and 11.5 feet from the north side property line, each where 25 feet is required. The hardship associated with this proposal is based on the small size of the lot and the location of the septic which restricts the location in which the office can be situated. There will be no bathroom or kitchen facilities. This is strictly a home office use. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN**

MOTION made by W Feirer to approve **Application No. 19-12** on behalf of Stephen and Alison Brinkman, 17 Clark Lane, Essex, CT, Assessor's Map 17, Lot 10-4, RU District, requesting variances to sections 40C, 40D, 40I.1, and 61B of the zoning regulations to locate a 24' x 42' detached garage/barn to a point 10 feet from the south side property line and 26', 2" from a west side property line, each where 30 feet is required. The hardship associated with this proposal is the location of driveway, available access to the fire department. This proposal presents no encroachment to the septic area, and the neighbor had no objections. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, P Beckman R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W. T Furgueson to uphold the appeal based on lack of evidence of abandonment for **Application No. 19-15** on behalf of Candice Hunsinger, 58 Saybrook Road, Essex, CT, Assessor's Map 51, Lot 2, appealing a decision of the Zoning Enforcement Official denying a zoning permit for a customary home occupation to be located in a detached building and dealing in retail; **SECONDED** by W Feirer; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, P Beckman R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W T Furgueson to adjourn the meeting at 8:29 p.m. to the next regularly scheduled meeting which will be held on Tuesday, June 18, 2019 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, P Beckman R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Stella C Beaudoin
Recording Secretary