



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

W. T. Fergusson, Chair
W Feirer, Vice Chair
Philip P Schaller, Secretary

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Regular Members

B. Sarrantonio
Brian Weinstein

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Record of the Vote
January 21, 2020 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, January 21, 2020 at 7:00 p.m. in Room A of the Essex Town Hall. Seated: Ward Feirer, Barbara Sarrantonio, Brian Weinstein, Phillip Schaller, Phillip Beckman, George Wendell.

MOTION made by B Sarrantonio to approve **Application No. 19-36** on behalf of Essex Glen, LLC, 14 Essex Glen Drive Essex CT, Assessor's Map 76, Lot 14-1, AAC District, requesting variances to sections 40D, 40E, 40I and 63-2B of the zoning regulations to locate a deck to a point 34 feet from a front property line where 40 feet is required. This is a reasonable request, a minor incursion and the hardship associated with this application is that there is no other reasonable solution. This proposal is approved in accordance with the submitted plans; **SECONDED** by P Schaller; **IN FAVOR:** Ward Feirer, Barbara Sarrantonio, Brian Weinstein, Phillip Schaller, George Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W Feirer to approve a Variance for **Application No. 20-01** on behalf of Sherry Morgan, 39 Prospect Street Essex, CT, Assessor's Map 32, Lot 52, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to locate an external stairway to appoint 8 inches from a side property line where 25 feet is required, to a point 20 feet from the rear property line where 30 feet is required and 29 feet from the front property line where 30 feet is required. The hardship associated with this proposal is the existence of one exit in the house which precludes any emergency exit. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** Ward Feirer, Barbara Sarrantonio, Brian Weinstein, Phillip Beckman; **OPPOSED:** None; **ABSTAINING:** P Schaller; **MOTION CARRIED 5-0-1.**

MOTION made by W Feirer to approve the December 17, 2019 Minutes with following correction; 1) Page 4, 3rd paragraph, 6th line which reads: "provided a robust planting plan with plantings that compliment and obscure the retaining wall." Change the word "compliment" to "*complement*"; **SECONDED** by B Weinstein; **IN FAVOR:** Ward Feirer, Barbara Sarrantonio, Brian Weinstein, Phillip Schaller, Phillip Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by P Schaller to adjourn the meeting at 8:05p.m.to the next regularly scheduled meeting which will be held on Tuesday, February 18, 2020 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer; **IN FAVOR:** Ward Feirer, Barbara Sarrantonio, Brian Weinstein, Phillip Schaller, Phillip Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Stella A Caione
Recording Secretary