



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

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

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Brian Weinstein

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Philip J. Beckman
George Wendell
Richard Rybak

Record of the Vote
February 18, 2020 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February 18, 2020 at 7:00 p.m. in Room A of the Essex Town Hall. Present: W T Furgueson, Ward Feirer, Brian Weinstein, Phillip Schaller, Phillip Beckman, Alternate; Richard Rybak, Alternate, George Wendell, Alternate.

MOTION made by G Wendell to approve **Application No. 20-2** on behalf of Carl Schuler, 4 Dogwood Drive, Centerbrook, CT, Assessor's Map 55, Map 13, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate an 8' x 16' shed to a point 16 feet from a side property line where 30 feet is required. This is a reasonable request, a minor incursion and the associated hardship is the configuration of the home, the location of the septic. This proposal is approved in accordance with the submitted plans; **SECONDED** by B Weinstein; **IN FAVOR:** W Feirer, P Beckman, B Weinstein, P Schaller, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by P Schaller to approve a Variance for **Application No. 20-3** on behalf of James Pascoots, 30 Saybrook Road, Essex, CT, Assessor's Map 46, Lot 82-1, RU District, requesting variances to sections 40D, 40E, 40I.1, 40I.2, 50D and 61B of the zoning regulations to add a 4' 20' addition to a front porch to a point 32 feet from the property line where 40 feet is required. Also, to add height to this porch that is within a front yard setback area. The hardship associated with this proposal is the proximity of the addition to the existing deck, as the way the lot is situated by reason of the existing house being located within the front setback. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, G Wendell, B Weinstein, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to deny a Variance for **Application No. 20-4** on behalf of Louis G. Spann, Jr, 41 Prospect Street, Essex, CT, Assessor's Map 32, Lot 51, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to allow an unapproved shed to

remain at a point on a property line where a 25 foot building setback is required. This proposal is denied due to lack of hardship; **SECONDED** by P Beckman; **IN FAVOR:** B Weinstein W Feirer, W T Furgueson, P Schaller, and P Beckman; **OPPOSED:** None; **ABSTAINING:** P None; **MOTION CARRIED 5-0-0.**

MOTION made by B Weinstein to approve the January 21, 2020 Minutes with following correction; 1) Page 4, motion to read: "carried 4/0/1."; 2) Page 3 first full paragraph, 2nd line to read: "7/100's of an acre."; 3) Page 3 to correct spelling to "Jim Godsman"; **SECONDED** by P Schaller; **IN FAVOR:** B Weinstein W Feirer, W T Furgueson, P Schaller, and P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by P Schaller to adjourn the meeting at 8:47p.m.to the next regularly scheduled meeting which will be held on Tuesday, March 17, 2020 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer; **FAVOR:** B Weinstein W Feirer, W T Furgueson, P Schaller, and P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

Respectfully submitted,

Stella A. Caione

Stella A. Caione, Recording Clerk