



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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Regular Members

B. Sarrantonio
Brian Weinstein

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Record of the Vote
May 19, 2020 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 19, 2020 at 7:00 p.m. This meeting was made available to the public via Zoom at <https://us02web.zoom.us/j/82708202716?pwd=d09ZNU9reW5pR1JFbzZyOVZyQ3ZxZz09> Meeting ID: 827-0820-2716 Meeting Password: 195664. Commission members present: W T Furgueson, B Sarrantonio, W Feirer, P Schaller, R Rybak, G Wendell, and P Beckman.

MOTION made by W T Furgueson to approve a Variance for **Application No. 20-10** on behalf of Ken and Sally McGovern, 19 Navy Lane, Essex, CT, Assessor's Map 9, Lot 2, RRR District, requesting variances to sections 40C, 40D, 40J and 64B of the zoning regulations to construct a new house to a building height of 38 feet, 3 inches where 35 feet is the maximum building height allowed. The hardship associated with this proposal is based on the topography of the land. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, P Beckman, P Schaller, W Feirer, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W T Furgueson to approve a Variance for **Application No. 20-11** 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 a 7' x 12.5' shed to a point 5 feet from a side property line where a 25 feet is required. Also, to allow the building coverage to increase from 13.4% to 14% where 10% maximum building coverage is allowed; The hardship is the topography of the land. The applicant has made numerous efforts to comply with zoning and with the neighbor. This property predates zoning and there are existing violations on the property. This proposal is approved in accordance with the plans submitted; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, B Sarrantonio; **OPPOSED:** P Beckman; **ABSTAINING:** None; **MOTION CARRIED** 4-1-0.

MOTION made by W T Furgueson to approve the April 21, 2020 Minutes with following amendment: 1) G Wendell was at the meeting however he was not seated; 2) Page 4, 2nd paragraph, 4th line, there should be a comma placed after *border*; 3) Page 4, last paragraph to be

removed; 4) Page 6, related to Application 20-9, remove the word *glass*; 4) Page 5, 2nd paragraph, 3rd line to read, "10 or 12 feet from property line"; 5) Page 6, last line to read: "this proposal is approved in accordance with the plans as *amended*"; 6) W Feirer was seated for Application 20-5, and P Beckman was seated and he made the motion for Application 20-5; **SECONDED** by P Schaller; **IN FAVOR: FAVOR:** W T Furgueson, W Feirer, B Sarrantonio, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W T Furgueson to adjourn the meeting at 8:13p.m. to the next regularly scheduled meeting which will be held on Tuesday, June 16, 2020 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by P Beckman; **FAVOR:** W T Furgueson, W Feirer, P Beckman, B Sarrantonio, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Respectfully submitted,
Stella A. Caione, Recording Clerk