



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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29 West Avenue • Essex, Connecticut 06426  
Telephone (860) 767-4340 • FAX (860) 767-8509

**Regular Members**

*B. Sarrantonio*  
*Brian Weinstein*

**Alternate Members**

*Philip J. Beckman*  
*George Wendell*  
*Richard Rybak*

**Record of the Vote**  
**June 16, 2020 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 16, 2020 at 7:00 p.m. This meeting was made available to the public via Zoom. Audio is available at [essexct.gov](http://essexct.gov).

**MOTION** made by W T Furgueson to approve a Variance for **Application No. 20-12** on behalf of Gregory Gondek, 7 Captain's Walk, Essex, CT, Assessor's Map 51, Lot 23, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a 6' x 8' shed to a point 12 feet from a side property line where a 30 feet is required. 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 G Wendell; **IN FAVOR:** W T Furgueson, P Beckman, W Feirer, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

**MOTION** made by P Beckman to approve a Variance for **Application No. 20-13** on behalf of Jeffrey Vernon, 57 West Avenue, Essex, CT, Assessor's Map 32, Lot 9, VR District, requesting variances to sections 40C, 40D, 50D, 40I.1 and 60B of the zoning regulations to allow a 12' x 20 shed to a point 8 feet from a side property line where a 25 feet is required. Also, to allow the building coverage to increase from 13% to 13.38% where 10% maximum building coverage is allowed; The hardship associated with this proposal is the topography of the land. The Board recognizes that this proposal is consistent with Plan of Conservation and Development. This proposal is approved in accordance with the plans submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, W Feirer, B Sarrantonio, P Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

**MOTION** made by W T Furgueson to approve the May 19, 2020 Minutes with following amendments: 1) Page 2, third line, insert the word "*request*", to read, "the variance *request* is based"; 2) Page 3, middle of page, sentence starting with "P Beckman", add; "more from the property line." **SECONDED** by W Feirer; **IN FAVOR:** FAVOR: W T Furgueson, W Feirer, B Sarrantonio, G Wendell, R Rybak, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 6-0-0.**

**MOTION** made by W T Furgueson to adjourn the meeting at 7:34p.m.to the next regularly scheduled meeting which will be held on Tuesday, July 21, 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: FAVOR:** W T Furgueson, W Feirer, B Sarrantonio, G Wendell, R Rybak, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 6-0-0.

Respectfully submitted,

*Stella A. Caione*

Stella A. Caione, Recording Clerk