



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 - December 15, 2020 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, December 15, 2020 at 7:00 p.m. Commission members present were: W. T. Furgueson, W Feirer, B Sarrantonio, P Schaller, R Rybak, P Beckman, G Wendell.

MOTION made by W T Furgueson to close the public hearing on **Application No. 20-24** on behalf of Joshua Jones for Thomas and Aurise Gallucci, 22 Pratt Street, Essex, CT, Assessor's Map 47, Lot 107, VR District at 7:45pm; **SECONDED** by W Feirer; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to close the public hearing on **Application No. 20-25** on behalf of Paul Johns, 29 Main Street, Essex, CT, Assessor's Map 47, Lot 59, EV District at 7:50pm; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to close the public hearing on **Application No. 20-26** on behalf of AJ Shea Construction for Ted Potter, 51 Comstock Avenue, Ivoryton, CT, Assessor's Map 57, Lot 45, VR District at 8:02pm; **SECONDED** by W Feirer; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W Feirer to approve a Variance for **Application No. 20-24** on behalf of Joshua Jones for Thomas and Aurise Gallucci, 22 Pratt Street, Essex, CT, Assessor's Map 47, Lot 107, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to locate a 5' x 9' addition to an accessory structure to a point 1 foot from the rear property line where 25 feet is required. Also, to allow the building coverage to increase from 26% to 26.9% where 10% maximum building coverage is allowed; The hardship surrounding this proposal is that the property predates zoning and this proposal addresses a safety issue related to access to the basement; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to amend the previous motion for **Application No. 20-24** on behalf of Joshua Jones for Thomas and Aurise Gallucci, 22 Pratt Street, Essex, CT, Assessor's Map

47, Lot 107, adding that the variance is granted with the conditions, 1) At no point in the future is the approved structure to be tied into the existing or other structure and expanded, and there will be no ability to create a living space; 2) The property owner will update the map and file it with the zoning enforcement officer; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by G Wendell to approve a Variance for **Application No. 20-25** on behalf of Paul Johns, 29 Main Street, Essex, CT, Assessor's Map 47, Lot 59, EV District, requesting variances to sections 40C, 40D and 70B of the zoning regulations to allow a new 20' x 28' detached garage to increase the building coverage from 22.46% to 30% where 25% maximum building coverage is allowed. The hardship surrounding this proposal is that the property predates zoning. This is a narrow lot and there is an elimination of a nonconformity with regard to rear setback. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W Feirer to approve a Variance for **Application No. 20-26** on behalf of AJ Shea Construction for Ted Potter, 51 Comstock Avenue, Ivoryton, CT, Assessor's Map 57, Lot 45, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow an addition to a shed to a point 11 feet from a side property line where 25 feet is required. Also, to allow the building coverage to increase from 11.2% to 11.87% where 10% maximum building coverage is allowed. The hardship surrounds the fact that the nonconformity is minimal and the property is unique in that it is situated/sandwiched between areas that are conforming; This proposal is approved in accordance with the plans as submitted; **SECONDED** by R Rybak; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by G Wendell that the present administration be continued; **SECONDED** by B Sarrantonio; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W T Furgueson to accept the 2021 ZBA Meeting Schedule as presented; **SECONDED** by B Sarrantonio; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W T Furgueson to approve the November 17, 2020 Minutes as presented; **SECONDED** by P Beckman; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W T Furgueson to adjourn the meeting at 8:23 pm to the next regularly scheduled meeting which will be held on Tuesday, January 19, 2021 at 7:00 p.m., location TBD; **SECONDED** by W Feirer; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, R Rybak, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Respectfully submitted, Stella A. Caione, Recording Clerk