



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
February 16, 2021 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February 16, 2021 via Zoom platform. Members present were W. T. Furgueson, W Feirer, P Schaller, P Beckman, R Rybak, G Wendell.

MOTION made by W T Furgueson to close the public hearing for **Application No. 21-5** on behalf of John Hajnal, 53 Main Street, Essex, CT, Assessor's Map 47, Map 20, EV District, at 7:15pm;

SECONDED by W Feirer; **IN FAVOR:** W T Furgueson, P Schaller, R Rybak, P Beckman, W Feirer;

OPPOSED: None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

MOTION made by W T Furgueson to close the public hearing for **Application No. 21-7** on behalf of Brooke Adamson, 15 West Hills Road, Ivoryton, CT, Assessor's Map 36, Lot 29, RUM District at 7:22pm; **SECONDED** by G Wendell; **IN FAVOR:** W T Furgueson, P Beckman, W Feirer, G Wendell, R

Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

MOTION made by W T Furgueson to close the public hearing for **Application No. 21-8** on behalf of Brad Tully, 9 Evans Lane, Essex, CT, Assessor's Map 46, Lot 4-1, VR District, at 7:28pm; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, P Beckman, R Rybak; **OPPOSED:** None;

ABSTAINING: None; **MOTION CARRIED** 5-0-0. No discussion.

MOTION made by W T Furgueson to close the public hearing for **Application No. 21-9** on behalf of Margo Weitekamp, 24 Hemlock Drive, Essex, CT, Assessor's Map 74, Map 19, RU District at 7:37pm; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, G Wendell, P Beckman;

OPPOSED: None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

MOTION made by W T Furgueson to close the public hearing on **Application No. 21-6** on behalf of Ava Shnidman, 42 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 13, RU District at 8:04pm; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, P Schaller, P Beckman, W Feirer, R Rybak;

OPPOSED: None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

MOTION made by W Feirer to approve a Variance for **Application No. 21-5** on behalf of John Hajnal, 53 Main Street, Essex, CT, Assessor's Map 47, Map 20, EV District, requesting variances to sections 40C, 40D, 40I.1 and 70B of the zoning regulations to locate 7' x 20' concrete pad with a storage cooler to a point 2.5 feet from a side property line where 5 feet is required. The hardship surrounding this proposal relates to the property which predates zoning, and the existing safety and health hazards that will be mitigated; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, P Schaller, R Rybak, P Beckman, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

MOTION made by W T Furgueson to approve a Variance for **Application No. 21-7** on behalf of Brooke Adamson, 15 West Hills Road, Ivoryton, CT, Assessor's Map 36, Lot 29, RUM District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to allow an 8' x 12' shed to be located to a point one foot from the side property line where 30 feet is required. The hardship associated with this proposal is the topography of the land and limited places on which to place the shed; This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, P Beckman, W Feirer, G Wendell, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

MOTION made by P Beckman to approve a Variance for **Application No. 21-8** on behalf of Brad Tully, 9 Evans Lane, Essex, CT, Assessor's Map 46, Lot 4-1, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a second story addition to a point 23.4 feet from the side property line where 25 feet is required. The hardship associated with this variance is the lot which is preexisting to the zoning regulations. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Beckman, R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

MOTION made by W Feirer to approve a Variance for **Application No. 21-9** on behalf of Margo Weitekamp, 24 Hemlock Drive, Essex, CT, Assessor's Map 74, Map 19, RU District, requesting a variance to section 101F.1(3) of the zoning regulations to remove vegetation within fifty feet of the coastal jurisdiction line. This proposal is a continuation of Application No. 21-1, which was approved at the January 19, 2021 ZBA meeting. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, P Schaller, P Beckman, W Feirer, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

MOTION made by W Feirer to approve a Variance for **Application No. 21-6** on behalf of Ava Shnidman, 42 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 13, RU District, requesting variances to sections 40D and 101E of the zoning regulations to allow for a patio, a swimming pool, a new septic system, accessory pool equipment and a new drainage pipe to be located within the Gateway Buffer Zone. The hardship associated with this application surrounds the topography of the land, the size of the lot and the location of the house. The CT River Gateway Commission has reviewed and approved this proposal with conditions, and the property owner has agreed to conform to the gateway request, with exception to the Gateway's reference to plantings along the retaining wall. There is no retaining wall on this property. This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, P Schaller, R

Rybak, P Beckman, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No discussion.

MOTION made by W T Furgueson to table the review and approval of the January 19, 2021 Minutes; **SECONDED** by W Feirer; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, P Beckman, R Rybak, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 6-0-0. No Discussion.

MOTION made by W T Furgueson to adjourn the meeting at 8:32 pm to the next regularly scheduled meeting which will be held on Tuesday, March 16, 2021 at 7:00 p.m., location TBD; **SECONDED** by G Wendell; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, P Beckman, R Rybak, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 6-0-0. No Discussion

Respectfully submitted,
Stella A. Caione
Stella A. Caione, Recording Clerk