



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

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

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

Regular Members

B. Sarrantonio
Brian Weinstein
Philip J Beckman

Alternate Members

George Wendell
Richard Rybak

Record of the Vote
April 20, 2021 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 20, 2021 at 7:00 p.m. This meeting was made available to the public via Zoom. Commission members present were: W. T. Furgueson, W Feirer, B Sarrantonio, P Schaller, P Beckman, R Rybak G Wendell who left the meeting at 7:05pm.

MOTION made by W T Furgueson to close the public hearing for **Application No. 21-12** on behalf of Cathy and Jim Hagan, **85 North Main Street, Essex, CT**, Assessor's Map 28, Lot 76, VR District, at 7:09 pm; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, P Schaller, B Sarrantonio, W Feirer, P Beckman; **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. 21-16** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex, CT**, Assessor's Map 27, Lot 27, VR District, at 7:11 pm; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

MOTION made by B Sarrantonio to continue the public hearing to May 18, 2021 for **Application No. 21-17** on behalf of Kevin Morrissey, 95 Book Hill Road, Essex, CT, Assessor's Map 6 Lot 12-1, RU District; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, 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. 21-18** on behalf of Justin Brant Ward, 22 Hilltop Ave Essex, CT, Assessor's Map 46 Lot 52 VR District at 8:07 pm; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Schaller, P Beckman; **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. 21-19** on behalf of Paul and Evelyn Jahnke, 7 Curiosity Lane Essex, CT Assessor's Map 25 Lot 15, VR District at 8:17pm;

SECONDED by P Beckman; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. No Discussion.

MOTION made by W Feirer to close the public hearing for **Application No. 21-20** on behalf of Thomasz and Erin Drejer, 54 Hickory Lane Ivoryton, CT Assessor's Map 89, Lot 16, RU District, at 8:25pm; **SECONDED** by W Feirer; **IN FAVOR** P Schaller, W T Furgueson, W Feirer, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING** None; **MOTION CARRIED** 5-0-0. No

MOTION made by W T Furgueson to close the public hearing for **Application No. 21-21** on behalf of Robert Rabine, 53 Main Street Essex, CT Assessor's Map 47 Lot 20, EV and WF District at 8:29pm; **SECONDED** by P Schaller; **IN FAVOR** W T Furgueson, P Schaller, R Rybak, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING** None; **MOTION CARRIED** 5-0-0. No Discussion.

MOTION made by W T Furgueson to approve a Variance **Application No. 21-12** on behalf of Cathy and Jim Hagan, **85 North Main Street, Essex**, CT, Assessor's Map 28, Lot 76, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D, and 60B of the zoning regulations for an addition to an existing house located within side setback to be 20 feet from property line where 25 feet is required; addition would increase coverage to 17.8% where 10% is allowed. The hardship surrounding this proposal relates to the majority of house which is already in the setback, and the house predates zoning. This proposal reduces a nonconformance by removing a portion of the home that is already in the setback. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, P Schaller, B Sarrantonio, P Beckman, W Feirer; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0. **Discussion:** No discussion.

MOTION made by W Feirer to approve a Variance for **Application No. 21-16** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex**, CT, Assessor's Map 27, Lot 27, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to enclose an existing deck 17'-4" x 12'-6" 11 feet from a side property line where 25 feet is required. The hardship associated with this application is the topography of the land; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, P Schaller, B Sarrantonio, 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. 21-18** on behalf of Justin Brant Ward, 22 Hilltop Ave Essex, CT, Assessor's Map 46 Lot 52 VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D, 60B to rebuild the existing structure, enclose staircase and extend front of building, to be located 1.3 feet from the side property line where 25 feet is required and coverage of 16.4% where 10% is allowed. The hardship associated with this proposal surrounds the fragility of the existing structure and enclosure of the stairwell is a addresses a safety concern. This proposal is approved in accordance with the plans as submitted; **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. **Discussion:** No discussion.

MOTION made by P Beckman to approve a Variance for **Application No. 21-19** on behalf of Paul and Evelyn Jahnke, 7 Curiosity Lane Essex, CT Assessor's Map 25 Lot 15, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, and 60B to expand the existing garage to be located 15.9 feet from a side property line where 25 feet is required. The hardship associated with this proposal is the narrowness of lot, the location of the septic and the fact that there is no other place to situate the 2 car garage; 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, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No discussion.

MOTION made by B Sarrantonio to approve a Variance for **Application No. 21-20** on behalf of Tomasz and Erin Drejer, 54 Hickory Lane Ivoryton, CT Assessor's Map 89, Lot 16, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D, and 61B to add a second floor to the existing house to be located at a point, 29 feet from the front property line where 40 feet is required. The hardship associated with this proposal is the size of the house, the fact that most of nonconformities is a second story within the setback, and the setback incursion is minimal. This proposal is approved in accordance with the plans as submitted and with a condition that the revised plan that was shown tonight is to be made a part of the record; **SECONDED** by P Schaller; **IN FAVOR:** W T Furgueson, P Schaller, W Feirer, P Beckman, B Sarrantonio; **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. 21-21** on behalf of Robert Rabine, 53 Main Street Essex, CT Assessor's Map 47 Lot 20, EV and WF District, requesting variances to 40D, 40E, 111A.4, 111A.9 to allow a sign off premises for Carlson's Landing. The hardship associated with this proposal is that there is no other location on which to place a sign, in order to improve public safety and pedestrian flow to the restaurant. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, R Rybak, P Schaller, P Beckman, B Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No discussion.

MOTION made by W T Furgueson to approve the March 16, 2021 Minutes with the following amendment; 1) Page 3, second paragraph, 4th line to read "and on the north side of the building to construct an enclosed entryway"; **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. Discussion:** No further discussion.

MOTION made by W T Furgueson to adjourn the meeting at 8:45 pm to the next regularly scheduled meeting which will be held on Tuesday, May 18, 2021 at 7:00 p.m., location TBD; **SECONDED** by B Sarrantonio; **IN FAVOR:** W. T. Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. No Discussion**

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