



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board
W. T. Furgueson, Chair
W Feirer, Vice Chair
Philip J Schaller, Secretary

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Regular Members
B. Sarrantonio
Philip J Beckman

Alternate Members
George Wendell
Richard Rybak
Susan Feaster

Record of the Vote
January 18, 2022 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, January 18, 2022 at 7:00 p.m. at the Essex Town Hall, Meeting Room A and also public access via online through Zoom. Members in attendance were W T Furgueson, W Feirer, P Schaller, B Sarrantonio, P Beckman, G Wendell, R Rybak and S Feaster.

MOTION made by W T Furgueson to continue the public hearing for **Application No. 21-46** on behalf of Essex House, LLC, **63 South Main Street, Essex, CT**, Assessor's Map 46 Lot 33, RU District, requesting modification of variances granted on December 4, 2001 and February 4, 2005 to allow no more than eight overnight clients; **SECONDED** by W Feirer; **IN FAVOR** W T Furgueson, B Sarrantonio, W Feirer, P Beckman, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by W Feirer to close the public hearing for **Application No. 21-47** on behalf of Christopher Hansen, **3 Dogwood Drive, Essex, CT**, Assessor's Map 55 Lot 5, RU District, requesting variances to Sections 40C, 40D, 40E, 40I.1, 40I.2, and 61B for a shed to be located 32 feet from the property line where 40 feet is required; **SECONDED** by B Sarrantonio; **IN FAVOR:** B Sarrantonio, W Feirer, P Beckman, P Schaller, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by W T Furgueson to close the public hearing for **Application No. 21-48** on behalf of Joseph Shea, **32 Plains Road, Essex, CT**, Assessor's Map 45 Lot 18, B District, requesting variances to Sections 40C, 40D, 40E, 40I.1, and 82C for two modified front dormers and a new rear dormer to be located 33 feet from the property line where 50 feet is required; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Beckman, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by P Beckman to approve issuance of a variance for **Application No. 21-47** on behalf of Christopher Hansen, **3 Dogwood Drive, Essex, CT**, Assessor's Map 55 Lot 5, RU District, requesting variances to Sections 40C, 40D, 40E, 40I.1, 40I.2, and 61B for a shed to be located 32 feet from the property line where 40 feet is required. The hardship associated with this proposal is the house is unique from the other homes in neighborhood; there are two front setbacks and two side setbacks, and the property is situated on a corner lot. The septic system is located in the backyard, and the location of the well and leach fields make this the only location on which to situate the shed. This proposal is approved in accordance with plans as submitted; **SECONDED** by Feirer; **IN FAVOR:** B Sarrantonio, W Feirer, P Beckman, P Schaller, G Wendell; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by B Sarrantonio to approve issuance of a variance for **Application No. 21-48** on behalf of Joseph Shea, **32 Plains Road, Essex, CT**, Assessor's Map 45 Lot 18, B District, requesting variances to Sections 40C, 40D, 40E, 40I.1, and 82C for two modified front dormers and a new rear dormer to be located 33 feet from the property line where 50 feet is required. The hardship associated with this proposal is, the house predates zoning, the proposed changes are improvements and small incursions, and there is no change to the footprint. This proposal is approved in accordance with plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarrantonio, W Feirer, P Beckman, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by W T Furgueson to approve the December 21, 2021 Minutes with amendments; 1) Page 1, include W T Furgueson in the, Call to Order; 2) Page 3, Phil Schaller was not at the meeting, however W T Furgueson was at the meeting. 3) Page 3, strike first sentence in 1st paragraph on Page 3; 4) Page 2, 3rd paragraph, first sentence to read, "from *the* property line"; 5) Page 3, 3rd paragraph from bottom of page to read, "eight overnight *clients*." **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarrantonio, P Beckman, W Feirer, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

MOTION made by W T Furgueson to adjourn the meeting at 8:08 pm to the next regularly scheduled meeting which will be held on Tuesday, February 15, 2022 at 7:00 p.m., at the Essex Town Hall, in Meeting Room A, and accessible via online. Refer to Town of Essex website for the Zoom link and related information; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarrantonio, P Beckman, W Feirer, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 7-0-0. Discussion:** No further discussion.

Respectfully submitted,

Stella A. Caione