



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**  
**September 20, 2022 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, September 20, 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, B Sarantonio, W Feirer, P Schaller, P Beckman, and S Feaster.

**MOTION** made by W T Furgueson to continue the Public Hearing for **Application No. 22-06 on behalf of Patrick & Susanna Smith, 50 Crosstrees Hill Rd., Essex, CT**, Assessor's Map 70 Lot 8, RU District, requesting variances to Sections, 40D, 40E, 101.E, for a pergola and greenhouse where a chicken coop was removed; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**  
**Discussion:** No further discussion.

**MOTION** made by B Sarrantonio to amend **Application No. 22-07 on behalf of Kristine Thomas, 5 River Road Essex,CT**, Assessor's Map 17 Lot 4, RU District, requesting variances to Sections, 40C, 40D, 40E,50D and 61B for an addition to an existing home to have a setback of 14.4 feet where 30 feet is required, to include a reference to Section 40I.1 of the Essex Zoning Regulations; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.** **Discussion:** No further discussion.

**MOTION** made by W Feirer to continue the Public Hearing for **Application No. 22-07 on behalf of Kristine Thomas, 5 River Road Essex,CT**, Assessor's Map 17 Lot 4, RU District, requesting variances to Sections, 40C, 40D, 40E,50D and 61B for an addition to an existing home to have a setback of 14.4 feet where 30 feet is required; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.** **Discussion:** No further discussion.

**MOTION** made by W T Furgueson to close the Public Hearing at 8:22pm, for **Application No. 22-08** on behalf of Lynn Cochrane, **51 Comstock Ave, Ivoryton, CT**, Assessor's Map 57 Lot 45, VR District, requesting variances to Sections 40D, 40E, 50D, and 60B for reconstruction of a barn that will be demolished and made more conforming; the new lot coverage will be 10.43% where 10% is allowed; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion. 8:22

**MOTION** made by W T Furgueson to close the Public Hearing at 8:28 pm for **Application No. 22-09** on behalf of Scott Barger, **3 Andrews Road, Essex, CT**, Assessor's Map 1 Lot 8, RRR District, requesting variances to Sections 40D, 40E, and 101E for an 18' X 20' patio 10 feet from the coastal jurisdiction line where 100 feet is required; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W Feirer to close the Public Hearing at 8:45 pm for **Application No. 22-10** on behalf of Steven Hall and Stephanie Hartel, **6 Bank Lane, Essex, CT**, Assessor's Map 47 Lot 93, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1, 50D, and 60B for an ADA compliant enclosed ramp and lift to the existing house to be 11 feet from the side property line, addition of a second floor to the existing house to be 11 feet from the property line, relocation of the garage to be no closer than 12 feet from the property line where 25 feet is required, and increase in coverage from 14.7% to 16.8% where 10% is allowed. **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion

**MOTION** made by W Feirer to approve a permit **Application No. 22-08** on behalf of Lynn Cochrane, **51 Comstock Ave, Ivoryton, CT** Assessor's Map 57 Lot 45, VR District, requesting variances to Sections 40D, 40E, 50D, and 60B for reconstruction of a barn that will be demolished and made more conforming; the new lot coverage will be 10.43% where 10% is allowed. This application presents a reduction of nonconformity and coverage. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to approve a permit **Application No. 22-09** on behalf of Scott Barger, **3 Andrews Road, Essex, CT**, Assessor's Map 1 Lot 8, RRR District, requesting variances to Sections 40D, 40E, and 101E for an 18' X 20' patio 10 feet from the coastal jurisdiction line where 100 feet is required; The hardship associated with this application is the topography of the land. The variance is approved with the stipulations made by the CT River Gateway Commission in their September 2022 letter, and the installation of low-lying vegetation. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by P Beckman to approve a permit **Application No. 22-10** on behalf of Steven Hall and Stephanie Hartel, **6 Bank Lane, Essex, CT**, Assessor's Map 47 Lot 93, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1, 50D, and 60B for an ADA compliant enclosed ramp and lift to the existing house to be 11 feet from the side property line, addition of a second floor to the existing house to be 11 feet from the property line, relocation of the garage to be no closer than 12 feet from the property line where 25 feet is required, and increase in coverage from 14.7% to 16.8% where 10% is allowed; The hardship associated with this application is the house preexists zoning and the odd trapezoidal-shaped lot. Further, this proposal presents a reasonable accommodation for ADA. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W Feirer to approve the August 16, 2022 Minutes as presented; **SECONDED** by P Beckman; **IN FAVOR:** B Sarantonio, W Feirer, P Schaller, P Beckman, S Feaster; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

**MOTION** made by W T Furgueson to adjourn the meeting at 8:58 pm to the next regularly scheduled meeting which will be held on Tuesday, October 18, 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 W Feirer; **IN FAVOR:** W T Furgueson, B Sarantonio, W Feirer, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

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

Next scheduled meeting: **Tuesday October 18, 2022**