



TOWN OF ESSEX
Zoning Board of Appeals

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

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

Regular Members
B. Sarrantonio
Philip J Beckman

Alternate Members
George Wendell
Richard Rybak
Susan Feaster

Record of the Vote - July 18, 2023 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 18, 2023 at 7:00 p.m. at the Essex Town Hall, Meeting Room A, and also public access via online through Zoom. Members seated were W T Furgueson, W Feirer, B Sarrantonio, P Schaller, P Beckman.

MOTION by W T Furgueson to close public hearing on **Application No. 23-07** on behalf of Thad and Cathy King, **14 Book Hill Road**, Essex, CT, Assessor's Map 10 Lot 26, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B for expansion of an existing garage including a second story addition on the existing garage with a side setback of 9 ft where 30 ft is required, at 7:23pm; **SECONDED** by W Feirer; **IN FAVOR** W T Furgueson, W Feirer, B Sarrantonio, P Schaller, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No further discussion.

MOTION by W Feirer to close the public hearing on **Application No. 23-08** on behalf of Marc and Laura Loew, **20 North Main Street** Essex, CT, Assessor's Map 31 Lot 39, VR District, requesting variances after-the-fact of Sections 40C, 40D, 40I.1, 50D, and 60B for a pergola over an existing deck 17'5" X 11'3" which is 4'6" from a side property line where 25 ft is required, at 8:04pm; **SECONDED** by W T Furgueson; **IN FAVOR**; W T Furgueson, W Feirer, B Sarrantonio, P Schaller, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No further discussion.

MOTION by W Feirer to continue the public hearing on **Application No. 23-09** on behalf of 9197CCAS LLC c/o Crystian Morales, **91 Pond Meadow Road** Ivoryton, CT, Assessor's Map 88 Lot 2, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B; **SECONDED** by P Beckman; **IN FAVOR** W T Furgueson, W Feirer, B Sarrantonio, P Schaller, P Beckman; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** 5-0-0. **Discussion**: No further discussion

MOTION by P Beckman to continue the application on **Application No. 23-10** on behalf of Annelisa Santoro, **54 Main Street** Essex, CT, Assessor's Map 47 Lot 23, WF District, requesting variances of Sections 40D and 101E for patio to be located within 100 feet of the coastal jurisdiction line and the Gateway Buffer Area, to the August 15, 2023 ZBA meeting; **SECONDED** by W T Furgueson; **IN FAVOR**

W T Furgueson, W Feirer, B Sarrantonio, 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 variance for **Application No. 23-07** on behalf of Thad and Cathy King, **14 Book Hill Road**, Essex, CT, Assessor's Map 10 Lot 26, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B for expansion of an existing garage including a second story addition on the existing garage with a side setback of 9 ft where 30 ft is required. The hardship surrounding this application is the location of the septic, the location of the geological rock formations and the grade of the property around that portion of the property, and to minimize the impervious surface, were the garage to be placed in a different location; This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, W Feirer, B Sarrantonio, P Beckman; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED 4-1-0. Motion carried. Discussion:** No further discussion.

MOTION made by W Feirer to approve a variance **Application No. 23-08** on behalf of Marc and Laura Loew, **20 North Main Street** Essex, CT, Assessor's Map 31 Lot 39, VR District, requesting variances after-the-fact of Sections 40C, 40D, 40I.1, 50D, and 60B for a pergola over an existing deck 17'5" X 11'3" which is 4'6" from a side property line where 25 ft is required. The hardship surrounding this application is the existing patio and the contour of the land. This proposal is approved in accordance with the plans as submitted; **SECONDED; No second; MOTION to APPROVE FAILED.**

MOTION made by B Sarrantonio to deny a variance **Application No. 23-08** on behalf of Marc and Laura Loew, **20 North Main Street** Essex, CT, Assessor's Map 31 Lot 39, VR District, requesting variances after-the-fact of Sections 40C, 40D, 40I.1, 50D, and 60B for a pergola over an existing deck 17'5" X 11'3" which is 4'6" from a side property line where 25 ft is required. There is no hardship associated with the application; **SECONDED;** P Beckman; **IN FAVOR:** W T Furgueson, B Sarrantonio, P Schaller, P Beckman; **OPPOSED:** W Feirer; **ABSTAINING:** None; **MOTION TO DENY, CARRIED 4-1-0.**

MOTION made by W T Furgueson to approve the May 16, 2023 Minutes with following amendment: Page 5 -First sentence duplicated. Remove the duplication; **SECONDED** by W Feirer; **IN FAVOR:** W T Furgueson, W Feirer, B Sarrantonio, 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 June 20, 2023 Minutes as presented; **SECONDED** by W T Furgueson; **IN FAVOR:** W T Furgueson, W Feirer, B Sarrantonio, P Schaller, 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 8:40 pm to the next regularly scheduled meeting which will be held on Tuesday, August 15, 2023 at 7:00 p.m., at the Essex Town Hall, and accessible via online. Refer to Town of Essex website for the Zoom link and related information; **SECONDED** by P Beckman; **IN FAVOR:** W T Furgueson, W Feirer, B Sarrantonio, P Schaller, P Beckman; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0. Discussion:** No further discussion.

Respectfully submitted, Stella A Caione, Recording Clerk