



TOWN OF ESSEX
Zoning Board of Appeals

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

Executive Board

W. T. Furgueson, Chair
B. Sarrantonio, Vice Chair
W. Feirer, Secretary

Regular Members

Phillip P. Schaller
Brian Weinstein

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Record of Vote

June 18, 2019 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 18, 2019 at 7:00 p.m. in Room B of the Essex Town Hall. Seated at the meeting were W. T. Furgueson, Ward Feirer, Phillip Schaller, Brian Weinstein, Barbara Sarrantonio, Philip Beckman.

MOTION made by W T Furgueson to deny, **Application No. 19-13** on behalf of Steve and Margaret Farley, 38 Birch Mill Trail, Essex, CT, Assessor's Map 90, Lot 3-36, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a detached barn to a point 5 feet from a side property line where 30 feet is required. Denied based on lack of hardship; **SECONDED** by P Schaller; **IN FAVOR:** W. T. Furgueson, Ward Feirer, Phillip Schaller, Barbara Sarrantonio; **OPPOSED:** Brian Weinstein; **ABSTAINING:** None; **MOTION TO DENY CARRIED 4-1-0.**

MOTION made by Barbara to approve **Application No. 19-14** on behalf of Craig and Amy Jonsson, 44 River Road, Essex, CT, Assessor's Map 10, Lot 5 requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a 12' x 16' shed to a point 9 feet from a front property line and 30 feet from another front property line, each where 40 feet is required. The hardship associated with this proposal surrounds the unusual configuration of the land and the very small lot, and there is no reasonable alternative. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Weinstein; **IN FAVOR:** W. T. Furgueson, Ward Feirer, Phillip Schaller, Brian Weinstein, Barbara Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W Feirer to approve **Application No. 19-16** on behalf of Lawrence and Kathleen Bolanowski, 18 Little Point Street, Essex, CT, Assessor's Map 31, Lot 14, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to locate a detached garage to a point one foot from the east side property line where 25 feet is required. The hardship associated with this proposal is that this property predates zoning and it is a difficult property on which to find a place to situate the garage. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** W. T. Furgueson, Ward Feirer, Phillip Schaller, Brian Weinstein, Barbara Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to approve **Application No. 19-17** on behalf of Heide Kunzli, 30 Prospect Street, Essex, CT, Assessor's Map 32, Lot 49, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations to change the roof pitch of an accessory building that

is in a side setback area.. The hardship associated with this proposal is the preexisting building, there will be no expansion of the footprint and in order to park a car the applicant will change the roof pitch but not expand the building; This proposal is approved in accordance with the plans as submitted; **SECONDED** by P Schaller; **IN FAVOR:** W. T. Furgueson, Ward Feirer, Phillip Schaller, Brian Weinstein, Barbara Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W Feirer to approve the May 2019 Minutes with the following amendment: 1) Page 2, Application #19-11 "to the north line of the property is the garage which fronts onto *Main Street*; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T. Furgueson, Ward Feirer, Phillip Schaller, Brian Weinstein, Barbara Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W Feirer to approve the April 19 2019 Minutes with the following amendment: 1) Page 1, second to last paragraph, 6th line to change the directional references; ; **SECONDED** by W T Furgueson; **IN FAVOR:** W. T. Furgueson, Ward Feirer, Phillip Schaller, Brian Weinstein, Barbara Sarrantonio; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by W T Furgueson to adjourn the meeting at 9:00 p.m.to the next regularly scheduled meeting which will be held on Tuesday, July 16, 2019 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer; **IN FAVOR:** W. T Furgueson, W Feirer, P Schaller, P Beckman R Rybak; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Stella C Beaudoin
Recording Secretary