



ESSEX ZONING BOARD OF APPEALS

Minutes for the Meeting of March 24, 2022

Commissioners:

*Absent

Staff:

Edwin Perkins, Chairman
Keith Carter
Michael Davis

Deborah Cunningham
Administrative Clerk

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, the Essex Zoning Board of Appeals held a public meeting at Essex Town Hall, 30 Martin Street, on Thursday, March 24, 2022.

The Board opened a public hearing on a petition filed by Mary Beth Tirrell for a variance from the Town of Essex Zoning By-law 6-11 Table 10 Dimensional Regulations at 20 Cogwell Rd, Map 110, Lot 34. The applicant was in attendance with her representative, Peter Pitman of Pitman & Wardley Associates who presented the project to the Board. The Board advised Mr. Pitman that the application should be withdrawn without prejudice due to the dimensions being proposed. The Board indicated that the height variance being requested was more than they would entertain. Mr. Pitman stated that the applicant would prefer a continuance to avoid additional fees and to allow time to see if the project plan could be revised to better meet the height dimensions. The Board agreed to a continuance to a date to be determined. On a motion made and duly seconded, the Board voted unanimously to continue the public hearing to a date to be determined.

The Board requested that a letter be drafted to inform the Planning Board and the Building Inspector that height requirements would be based on the height to the peak and would be 15' for the Southern Conomo Point district and 35' for all other projects.

The Board reviewed the Minutes from the meetings of December 16, 2021, February 17 and March 10, 2022. On a motion made and duly seconded, the Board voted unanimously to accept the Minutes as presented.

The Administrative Clerk requested a change to the Regulations requiring seven (7) copies of the complete application and plans be submitted by applicants. The Board agreed to this change and on a motion made and duly seconded, voted unanimously to revise the regulations as discussed.

There being no further business, on a motion made and duly seconded, the meeting was adjourned.

Approved: Essex Zoning Board of Appeals

Prepared by: Deborah Cunningham, Administrative Clerk

MINUTES FOR ZBA MEETING
March 24, 2022