



ESSEX ZONING BOARD OF APPEALS

Minutes for the Meeting of April 28, 2022

Commissioners:

*Absent

Staff:

Edwin Perkins, Chairman
Keith Carter - remote
Michael Davis

Deborah Cunningham
Administrative Clerk

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, the Essex Zoning Board of Appeals opened a public meeting at the Essex Town Hall, 30 Martin Street, on Thursday, April 28, 2022 at 6:00 p.m. Board Member Keith Carter was in attendance by remote access.

The Administrative Clerk presented a request to withdraw a petition filed by Seaside Legal Solutions, P.C. on behalf of Joy E. Ross, Trustee, 115 Western Ave Condo for a variance from the Town of Essex Zoning By-law 6-3.2.1 Dimensional Requirements at 115-117 Western Ave, Map 142, Lots 39 and 38. On a motion made and duly seconded, the Board voted unanimously to accept the withdrawal without prejudice.

Mr. Ryan McShera had an informal discussion with the Board on a petition previously withdrawn without prejudice for a variance from the Town of Essex Zoning By-law 6-15-6 Parking Requirements including 6-6 at 16 Main St, Map 128, Lot 97. Mr. McShera reviewed several issues which he believed constituted a hardship that would allow for the variance previously reviewed to be allowed. The Board stated it did not feel the new information would change the opinion of the Board if the application was resubmitted. There was no further action required from the Board at this time.

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, the Essex Zoning Board of Appeals continued a public hearing at the Essex Town Hall, 30 Martin Street, on Thursday, April 28, 2022 at 6:00 p.m. 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 3. Attorney Joel Favazza was in attendance and presented the proposed project to the Board. The Board approved of the revisions to the plans. On a motion made and duly seconded, the Board voted unanimously to grant the requested variance and close the public hearing.

The approval of the Minutes was tabled to the next meeting when Mr. Carter could be in attendance.

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 ECC MEETING
April 28, 2022