

# ESSEX PLANNING AND ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## RECORD OF THE VOTE – November 30, 2020

### Organizational and Special Meeting

Present:

Norman Needleman (First Selectman)  
Russ Smith, (Chairman)  
Jane Siris (Vice Chair/ Secretary)  
Ralph Monaco (Regular Member)  
Mark Reeves (Regular Member)  
Erin Borruso (Regular Member)  
Robert Day III- (Regular Member)  
Gary Riggio (Regular Member)  
Jeff Lovelace (Alternate).  
Tom Carroll (Alternate)  
Sharon Marie (Planning & Zoning Board Clerk)

Also in Attendance:

Joseph Budrow (Zoning Enforcement Officer)  
John P Guskowski (Town Planner)  
Joel Marzi (Town Clerk)  
Larry Shipman (Outgoing Chairman Zoning)  
Attorney David Royston (Attorney for the Town of Essex)

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**Motion** made by Mark Reeves to nominate Russ Smith for Chairman of P&Z. Motion Seconded by Ralph Monaco. **All in Favor, Motion Carried. 7-0**

**Motion** made by Mark Reeves to nominate Jane Siris for Vice-Chairman/Secretary of the P&Z. Chairman Smith Seconded the nomination. **All in favor, Motion Carried 7-0 .**

**Motion** made by Chairman Smith to Appoint Sharon Marie as Clerk of the P&Z. Seconded by Mark Reeves. **All in favor, Motion Carried 7-0.**

**Motion** made by Jane Siris to accept the Planning Commission Minutes, Motion Seconded by Erin Borruso. No discussion on the minutes. **All in favor, Motion Carried 3-0**

**Motion** by Chairman Smith to accept the Zoning Commissions Minutes, with Changes noted. **All in favor, Motion Carried. 5-0.**

**Motion** by Chairman Russ Smith to set the next two meetings for Monday, December 14, 2020 at 7:00 pm and Monday, January 11, 2021 at 7:00 pm. Motion seconded by Robert Day. **All in favor, Motion Carried 7-0**

### **PUBLIC HEARINGS**

**Motion** by Robert Day to close the Public Hearing on **7A. Zoning Commission Application No. 20-10 now Planning and Zoning Commission Application 20-01 – 35 Industrial Park Road, LLC.,** - A Petition for a Text Amendment to the Zoning Regulations Section 90 requesting that self-storage facilities, within existing buildings, be allowed within the Limited Industrial District. Motion Seconded by Mark Reeves. **Motion to Close public Hearing Passes. 6-1** (6 in favor: Russ Smith/ Jane Siris / Ralph Monaco/ Mark Reeves/ Robert Day III/ Gary Riggio ) (1 opposed : Erin Borruso). **Motion Carried.**

**Motion** by Mark Reeves to close public hearing on **7B. Zoning Commisison Application No. 20-11 now Planning and Zoning Commission Application 20-02 – Jaime Bickelhaupt.** – An application for a Special Exception to locate a food service shop within a commercial space at 31 Main Street in Centerbrook. Motion Seconded by Ralph Monaco. **All in Favor, Motion Carried. 7-0**

### **SPECIAL MEETING/ NEW BUSINESS**

**Motion** by Jane Siris that we accept the proposed zoning amendment for **Planning and Zoning Commission Application 20-01 – 35 Industrial Park Road, LLC.,** - A Petition for a Text Amendment to the Zoning Regulations Section 90 requesting that self-storage facilities, within existing buildings, be allowed within the Limited Industrial District. Motion seconded by Mark Reeves. **Motion to Accept the proposed amendment Passes. 6-1** (6 in favor: Russ Smith/ Jane Siris / Ralph Monaco/ Mark Reeves/ Robert Day III/ Gary Riggio ) (1 opposed : Erin Borruso). **Motion Carried.**

**Motion** by Ralph Monaco to Approve **Planning and Zoning Commission Application 20-02 – Jaime Bickelhaupt.** – An application for a Special Exception to locate a food service shop within a commercial space at 31 Main Street in Centerbrook. Robert Day seconded motion. **All in favor. Motion Passes 7-0**

**Motion** by Ralph Monaco to refer **Planning and Zoning Commission Application No. 20-03 – Rose Merola, 112 Mares Hill Road, Ivoryton.** An application for a site plan review to allow for an accessory dwelling unit above an attached garage. Back to the Zoning Enforcement Officer (Joseph Budrow) for review and approval. Motion Seconded by Gary Riggio. **All in favor. Motion Passes 7-0**

**Motion** by Mark Reeves to set **Planning and Zoning Commission Application No. 20-04 – Industrial Park, LLC, 35-41 Industrial Park Road, Building 6 + 8.** – An application for a Special Exception to locate a self-storage facility within an existing building for the January 11, 2021 Meeting at 7:00 pm for public hearing. Motion seconded by Jane Siris. **All in favor. Motion Passes 7-0**

**Motion to Adjourn**, to adjourn by Jane Siris. Seconded by Robert Day. **All in favor. Motion Passes 7-0**

Sharon Marie  
Planning and Zoning Board Clerk