

**TOWN OF ESSEX**  
**ZONING COMMISSION**

29 WEST AVENUE – ESSEX, CT 06426

**REGULAR MEETING MINUTES – December 19, 2016**

**PUBLIC HEARINGS**

Present: Larry Shipman, Chairman  
Alvin Wolfgram, Vice-chairman  
Jim Hill, Regular Member  
Bill Reichenbach, Secretary  
Adrienne Forrest, Alternate Member (sitting in for Susan Uihlein)  
Jeff Lovelace, Alternate Member

Absent: Susan Uihlein, Regular Member  
Russ Smith, Alternate Member

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Also present: Peter Sipples, Commission Legal Counsel  
Joe Budrow, Zoning Enforcement Official

**CALL TO ORDER:** Larry Shipman, Chairman called the Public Hearing to order at 7:00 PM. Seated for the public hearing were Regular Members Larry Shipman, Alvin Wolfgram, Bill Reichenbach and Jim Hill. Alternate Adrienne Forrest sat in for Susan Uihlein.

**Application 16-8(A) – Planning Commission** - An application for a text amendment to Section 45 (ACCESSORY APARTMENTS). Replacing existing section with new section.

Mr. Budrow updated the Commission with the few updates that were new since the November meeting. Discussion regarding the shared wall and internal access door took place. Discussion then centered on the allowed size for accessory apartments with the maximum size being debated. Perhaps 1000 square feet is too much.

**MOTION** made by Alvin Wolfgram, Vice-chairman to continue the public hearing to January 23, 2017. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

**REGULAR MEETING**

1. **CALL TO ORDER:** Larry Shipman, Chairman called the Regular Meeting to order at 7:35 PM. Seated for the regular meeting were Regular Members Larry Shipman, Alvin

Wolfgram, Bill Reichenbach and Jim Hill. Alternate Adrienne Forrest sat in for Susan Uihlein.

2. **APPROVAL OF AGENDA**

**MOTION** made by Alvin Wolfgram to approve the December agenda. Adrienne Forrest seconded the motion. All in favor, **Motion carried, 5-0.**

3. **NEW BUSINESS**

**Application 16-8(A) – Planning Commission** – An application for a text amendment to Section 45 (ACCESSORY APARTMENTS). Replacing existing section with new section.

Continued until next meeting on January 23, 2017.

4. **OLD BUSINESS**

5. **RECEIPT OF NEW APPLICATIONS**

**Application No. 16-15** – Cellco Partnership d/b/a Verizon Wireless c/o Kenneth Baldwin, Esq. An application for special exception to co-locate telecommunication structures onto the water tank at 170 Main Street, Ivoryton.

**MOTION** made by Alvin Wolfgram to accept this application. The hearing is set for January 23, 2017. Jeff Lovelace seconded the motion. All in favor, **Motion carried, 5-0.**

6. **VISITORS AND GUESTS**

None

7. **REPORT FROM LEGAL COUNSEL AND ZONING ENFORCEMENT AGENT**

Mr. Sipples asked Mr. Budrow if he received a mailing with the memorandums of Decision for applications 16-13 and 16-13. He did not.

8. **OTHER BUSINESS**

The election of officers was initiated by alternate member, Adrienne Forrest. Nominations were called for:

**Motion** made by Larry Shipman to elect Alvin Wolfgram as Chairman, Jim Hill seconded the motion, all in favor, **Motion Carried 5-0**

**Motion** made by Alvin Wolfgram to elect Larry Shipman, Vice-chairman, Bill Reichenbach seconded the motion, All in favor, **Motion Carried 5-0**

**Motion** made by Alvin Wolfgram to elect Bill Reichenbach, Secretary, Jeff Lovelace seconded the motion, All in favor, **Motion Carried 5-0**

**9. APPROVAL OF MINUTES**

Ms. Forrest referred to page 2.

Mr. Wolfgram referred to Page 2 and page 3.

Mr. Lovelace noted that he was absent from the last meeting and the minutes state he was present.

**MOTION** made by Mr. Shipman to approve the minutes of the November 28, 2016 meeting with two corrections. Mr. Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

**MOTION** made by Larry Shipman to approve the invoice from Attorney Sipples. Mr. Wolfgram seconded the motion. All in favor, **Motion carried, 5-0.**

**11. ADJOURNMENT**

The next scheduled meeting is January 23, 2017.

**MOTION** made by Larry Shipman to adjourn the meeting at 7:56 PM. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

Respectfully Submitted,

Joseph Budrow  
Zoning Enforcement Official