



ESSEX PLANNING COMMISSION

REGULAR MEETING
Thursday, February 5, 2015
7:30 p.m.
Essex Town Hall – Meeting Room A

DRAFT MINUTES

1. **Call to Order and Seating of Members**

Chairman Tom Danyliw called the hearing to order at 7:30 p.m. Seated for the meeting were Vice Chairman Linda Herman and Alan Kerr. Seated for member Carla Feroni was John Ackermann. Also in attendance were Town Planner John Guskowski, and Attorney Terry Lomme.

2. **Approval of Minutes:** Planning Commission Meeting, January 8, 2015

Motion to approve Minutes January 8, 2015 by Linda Herman, seconded by Alan Kerr. Motion carried unanimously.

Motion to move Agenda Item 4d before New Business by Linda Herman, seconded by Alan Kerr. Motion carried unanimously.

4. **Old Business**

d. **Foxboro Point Subdivision Easement Enforcement**

Attorney Terry Lomme discussed the clearing that took place in the Conservation Easement area of the Foxboro Point subdivision and explained that Drew Finkeldey of Under the Bark landscaping had been maintaining the property for the Croft family for over a decade. After the Croft's sale to SKR Properties and the subdivision, Attorney Lomme believes that Mr. Finkeldey was just told to "do what he normally did" for grounds maintenance. He does not have any direct knowledge of what, if anything, was removed, and the photos taken by ZEO Joe Budrow are not definitive along these lines. In any event, the several feet of snow on the property do not allow for a current examination.

Attorney Lomme suggested that when the snow melted, he would make Mr. Finkeldey available for a site walk with Staff and Commissioners to review what had been done. The original site survey provided mapping of many trees on the property and within the Conservation Easement area and could be used for reference. Chairman Danyliw asked whether a formal statement could be provided by Mr. Finkeldey, as well as any work orders or billing statements, and Attorney Lomme stated that he would provide whatever would be available. Linda Herman asked if there was an aerial photo of the

property, and John Guskowski stated he would get the 2012 aerial photo from the Town's GIS system.

Chairman Danyliw thanked Attorney Lomme for his time.

3. New Business

There was no new business to discuss.

4. Old Business

a. PoCD Updates and Next Steps

John Guskowski presented the working draft of the PoCD and discussed the organization and formatting. It was noted that the Bokum and Route 9 Gateway sections were in the wrong area of the draft. Chairman Danyliw asked that the Commission do a careful read of the draft Plan over the next month and be prepared with comments and edits by the next meeting. John Guskowski stated he would email the working draft to Commissioners in a format where proposed changes could be tracked.

b. Ivoryton MSIF Grant Update

John Guskowski stated that the full engineering plans should be complete by the end of February, with a goal of going out to bid in March. The construction schedule is based upon doing the majority of the road work during the Ivoryton Playhouse's hiatus between mid-May and early-June. He noted the detailed schedule and status report that had been provided to the State and included in the Agenda packet. John Ackermann asked whether the Fire Department would be involved with the construction plans and schedule, given their need to have equipment available. John Guskowski stated that during construction negotiations, the Department would be involved, and additionally did not anticipate that the roadway would be completely closed during construction.

c. Centerbrook Village & STEAP Grant

John Guskowski stated that the STEAP grant was submitted and is pending decision by the State.

5. Report of Committees and Officers

a. Report from Inland Wetlands Representative

The Commission does not currently have a representative to the Wetlands Commission, and John Guskowski stated that he had an email conversation with Attorney Royston concerning the appropriateness of having someone serve as a voting member of both Planning and Wetland Commissions, and Attorney Royston did not seem particularly troubled by that.

b. Report from RiverCOG Representative

Alan Kerr stated the last RiverCOG meeting was cancelled due to snow.

c. Report from Economic Development Commission Representative

Bob Laundry was absent, so there was no report from EDC.

d. **Chairman's Report**
Chairman Danyliw had no further report

e. **Planner's Report**
John Guszkowski reported that the Walnut Street Bridge project was in contract negotiations with the State, but that the engineer had been authorized to proceed with background data gathering, including survey, wetlands, borings, and hydrologic information. The snow obviously complicated some of the on-the-ground reconnaissance. Alan Kerr asked about construction timeframes, and John Guszkowski stated that it was likely construction would occur in the summer of 2016 and take a few months, because detour options would allow the contractors to shut down Walnut Street completely.

6. **Correspondence & Invoices**

Chairman Danyliw noted the letter from Frank Hall and the Essex Citizens for Clean Energy and asked the Commission to consider the recommendations during their reading of the PoCD. John Guszkowski stated that he would incorporate the 2009 Energy Sustainability section of the current PoCD into the new draft. Chairman Danyliw also noted the correspondence from resident Joe Montana about his concerns with signage regulation. John Guszkowski stated that the Zoning Commission is still working through their signage regulation drafts, as the Planning Commission, EDC, and many others were not satisfied with earlier drafts.

Motion to pay invoice from CME Associates by Linda Herman, seconded by Alan Kerr.
Motion carried unanimously.

7. **Adjournment**

Motion to adjourn by John Ackermann, seconded by Alan Kerr. Motion carried unanimously.
Meeting was adjourned at 7:58 p.m.

Respectfully submitted,

John Guszkowski
Town Planner (Consulting)

RECEIVED FOR RECORD
02/09 2015 at 1:10 P.M.
Yvonne M. Rozick
ESSEX, CT TOWN CLERK *Yvonne M. Rozick*