

ESSEX ZONING COMMISSION
29 WEST AVENUE – ESSEX, CT 06426

Monday, July 16, 2012
Town Hall - Conference Room A
Essex, Connecticut
7:00 PM

RECORD OF THE VOTE

PUBLIC HEARINGS

Application 12-6 – William von Ahnen

- **An application to convert a food retail business at 55 Main St. Centerbrook to a food service shop.**

Secretary Larry Shipman read the legal notice. It was published in the Hartford Courant on June 7 and June 14th.

Seated for the Public Hearing were Chair Al Wolfgram, Susan Uihlein, Larry Shipman, Bill Reichenbach, Jim Hill. Also present were alternates Jeff Lovelace and Barbara Zernike.

Motion by Larry Shipman and **seconded** by Susan Uihlein to close the Public Hearing. **Motion carried unanimously.**

Application 12-7 – Essex Glen, LLC

- **An application to modify a previous application, No:21-07**

Seated for the Public Hearing were Chair Al Wolfgram, Susan Uihlein, Larry Shipman, Jim Hill, and Barbara Zernike for Bill Reichenbach. Also present were Jeff Lovelace and Bill Reichenbach.

Motion by Susan Uihlein and **seconded** by Barbara Zernike to close the Public Hearing for **Application 12-7 – Essex Glen, LLC - An application to modify a previous application, No:21-07.** **Motion carried unanimously.**

Motion by Susan Uihlein and **seconded** by Larry Shipman to move **Application 12 – 8 – Zoning Commission - Petition to adopt the town's digital map as the Official Town of Essex Zoning Map, a computer based version of the paper map, that shows the newly created business district as well as the re-zoned parcels approved on June 20, 2010** to the August 20, 2012 meeting.
Motion carried unanimously.

Motion by Susan Uihlein and **seconded** by Jim Hill to move **Applications 12-6 and 12-7** up on the agenda. **Motion carried unanimously.**

Motion by Larry Shipman and **seconded** by Bill Reichenbach to approve **Application 12-6 – An application to convert a food retail business at 55 Main St. Centerbrook to a food service shop** and comply with the requirements of the letter by the Health Department.
Motion carried unanimously.

Motion by Larry Shipman and **seconded** by Susan Uihlein to approve **Application 12-7 – Essex Glen, LLC - An application to modify a previous application, No:21-07** to include 6 month reporting of the demographics until all units are sold and then annual reporting to the ZEO. If the town does not provide a bus stop if there are children then the applicant will provide a sidewalk.
Motion carried unanimously.

Motion by Susan Uihlein and **seconded** by Bill Reichenbach to extend the discussion on **Application 12-4 – Petition to amend the text to zoning regulation section 71** by adding a new section, 71A.5. **Motion carried unanimously.**

Motion by Susan Uihlein and **seconded** by Larry Shipman to amend the agenda to add **Application 12-15 – Frank J. Sciamie Jr. - the Croft property.** **Motion carried unanimously.**

Motion by Susan Uihlein and **seconded** by Larry Shipman to remove **Application 12-14 – Zoning Commission** - A petition to add zoning regulations 40V and 40W to section 40 (Prohibitions) and to modify section 80A.2 (E) in section 80 (Commercial Districts) and make it an informational document.
Motion carried unanimously.

Motion by Susan Uihlein and **seconded** by Larry Shipman accept to **Application 12-15 - Frank J. Sciamie Jr., the Croft property** and set for a Public Hearing on August 20, 2012 pending receipt of the multiple documents.
Motion carried unanimously.

Motion by Larry Shipman and **seconded** by Jeff Lovelace to approve the Memorandum of Decision for **Application 12-12 – Kevin Geenty for Howard Tingue, Jr.- An application to allow a delicatessen within a commercial space at 24 Main Street, Centerbrook.**
Motion carried unanimously.

Motion by Larry Shipman and **seconded** by Susan Uihlein to approve the Memorandum of Decision for **Application 12 – 10 – Kevin Geenty for Charles Domier - An application to allow a music school within a commercial space at 24 Main Street, Centerbrook.**
Motion carried unanimously.

Motion Larry Shipman and **seconded** by Jim Hill to approve the Memorandum of Decision for **Application 12 – 11 – Kevin Geenty for Dr. David Roberts, MD - An application to allow a medical office within a commercial space at 24 Main Street, Centerbrook.**
Motion carried unanimously.

Motion by Larry Shipman and **seconded** by Susan Uihlein to approve the Memorandum of Decision for **Application 12-13 – Sherri Athay - An application to allow a food service shop to be located in a commercial space at 1 and 3 North Main Street, Essex** and adhering to the conditions of the town Health Department.
Motion carried unanimously.

Motion by Larry Shipman and **seconded** by Jim Hill to approve the minutes of the June 18, 2012 meeting as amended with the following: On page 3, Application 12-8 was carried forward to July 16, 2012.
Motion carried unanimously.

Motion to adjourn by Susan Uihlein and **seconded** by Bill Reichenbach to adjourn at 9:15 p.m. **Motion carried unanimously.**

Respectfully submitted,

Sandra Meinsen
Recording Secretary