

Zoning Commission Meeting

Essex Town Hall – Meeting Room A – 7:00 p.m.

Monday, April 21, 2014

MINUTES

PUBLIC HEARING

Seated: Bill Reichenbach, Secretary, Al Wolfgram, Jim Hill, Alternate Jeffrey Lovelace, Alternate Adrienne Forrest for absent member Larry Shipman. Also in attendance, Joe Budrow, ZEA, Attorney Peter Sipples. Absent: Larry Shipman, Chairman and Susan Uihlein, Vice Chairman and Alternate Barbara Zernike.

Meeting was called to order by Al Wolfgram at 7:03 p.m.

Application No. 14 -3 – Essex Elderly and Affordable Housing, Inc. – An application for a site plan review to locate a 22-unit residential development known as Essex Place on the property of 26 Main Street, Centerbrook, CT. Al Wolfgram discussed the Modification of Special Exception received as a New Application No. 14-9 from Essex Court and asked the Commission to include it with this application and discuss during this public hearing.

It was then requested that a motion be made to move ahead to Agenda Item #5 – Receipt of New Applications – Application No. 14-9. This special exception is actually a revision and minor site plan modification and is part of Application No. 14-3.

Jim Hill made a motion to change the agenda and go to Item #5 Receipt of New Applications and review Application No. 14-9 – Modification of Special Exception for Essex Court. Seconded by Jeff Lovelace. Passed unanimously. Motion carried.

Adrienne Forrest made a motion to accept Application No. 14-9 – Modification of Special Exception for Essex Court. Seconded by Jim Hill. Passed unanimously. Motion carried.

Motion made by Jim Hill to return to the Public Hearing on Application No. 14-3. Seconded by Bill Reichenbach. Passed unanimously. Motion carried.

Attorney Ed Cassella, representing Essex Elderly and Affordable Housing, Inc., discussed the Modification of Special Exception – Application No. 14-9. He stated that the modified site plan is revised based on requests from the Zoning Commission. This includes reconfiguration of the existing Essex Court parking, additional landscaping, lighting and building aesthetics.

Thomas Arcari, AIA from Quisenberry Arcari Architects LLC, reviewed the new site plan revisions including the building aesthetics and taking into consideration all comments from the fire marshal and

the town sanitarian. Scott Hesketh, licensed engineer, took an additional look at traffic for the summer, which showed an approximate increase of 16% based on normal fall traffic. A storm drainage report from Harry E. Cole & Son was presented with the modification request and the health department will work with architect during building permit process and test the system to make sure it will flush out. They are still waiting on more water tests.

In addition to the above requests by the town, another request was to explore an alternative material for the emergency lane access. A detailed report on the construction section has been submitted. The last item request for modification was the architectural element and some alternative fenestration for the back of the building.

A letter dated April 3, 2014 to the Essex Zoning Commission from the town sanitarian regarding the septic system was read for the record by Bill Reichenbach, Secretary.

Dawn Boulanger, board member and officer of the Essex Housing Authority spoke on behalf of the EHA and they are in support of the proposed housing and will work with the town and the commission in the success of this project.

Al Wolfgram asked Joe Budrow to add to the record the comparison of the new fire access drive at Essex Court be of the same composite that was put in at the Essex Elementary School which was approved by the Fire Marshal. The composite is reflected in Site Plan dated 8/25/13 - Sheet No. L-5.0. This approval was stated in a letter to Joe Budrow dated March 25, 2014 from Keith Nolan, Fire Marshal.

Ms. Boulanger, Essex Housing Authority requested to read a letter to the Commission from Michael Ryland, Essex, CT in support of this housing project. Several other audience members spoke in support of this project as well.

Attorney Sipples indicated that we need to review the affordability, age restrictions and easements for the housing and to make sure this plan is compliant with state statutes.

Al Wolfgram also asked Joe Budrow to get a copy of the Board of Selectmen minutes where they approved the driveway for the record.

Jim Hill made a motion to close Application No. 14-3 – Essex Elderly and Affordable Housing, Inc. seconded by Bill Reichenbach. Passed unanimously. Motion carried.

Application No. 13-24 – Essex Zoning Commission – A petition to amend Section 70 (Essex Village District) of the Essex regulations. Al Wolfgram suggested we defer this application to the May 19th meeting for further discussion.

Jim Hill made a motion to extend Application No. 13-24 – Essex Zoning Commission to the May 19, 2014 meeting, seconded by Jeffrey Lovelace. Passed unanimously. Motion carried.

Application No. 14-4 – Essex Zoning Commission – a petition to amend section 60 (Village Residence District) of the Essex zoning regulations.

Bill Reichenbach made a motion to extend Application No. 14-4 – Essex Zoning Commission to the next regular meeting on May 19th meeting. Seconded by Jim Hill. Passed unanimously. Motion carried.

REGULAR MEETING

Seated: Bill Reichenbach, Secretary, Al Wolfgram, Jim Hill, Alternate Jeffrey Lovelace, Alternate Adrienne Forrest for absent member Larry Shipman. Also in attendance, Joe Budrow, ZEA, Attorney Peter Sipples. Absent: Larry Shipman, Chairman and Susan Uihlein, Vice Chairman and Alternate Barbara Zernike.

CALL TO ORDER:

Regular Meeting was called to order at 7:45 p.m.

APPROVAL OF AGENDA:

Addition of Application No. 14-9 – Modification of Special Exception for Essex Court was added to Agenda Item #5 - Receipt of New Applications.

NEW BUSINESS: None

OLD BUSINESS:

Discussion and possible vote on Application No. 13-24 – Essex Zoning Commission – this application was deferred to the May 19, 2014 meeting.

Discussion and possible vote on Application No. 14-3 – Essex Elderly and Affordable Housing, Inc. and include the new site Application No. 14-9 – Modification of Special Exception for Essex Court.

Al discussed that this was a more intense development project then what we normally accept. If all items are met that satisfy public safety, public health and meet the state statute requirements, this project should not be denied. The commission discussed what has been presented and is comfortable with the approval.

Jim Hill motioned to approve with conditions Application No. 14-3 – Essex Elderly and Affordable Housing, Inc. This approval will include conformance from the fire marshal, conformance from town sanitarian and our legal counsel review on easements, age and affordability. Seconded by Adrienne Forrest. Passed unanimously. Motion carried.

Adrienne Forrest made a motion to approve with conditions Application No. 14-9 – Modification of Special Exception for Essex Court. This is a minor site plan modification and conforms to all requirements surrounding Application No. 14-3. Seconded by Jim Hill. Passed unanimously. Motion carried.

RECEIPT OF NEW APPLICATIONS:

Application No. 14-7 – Essex Zoning Commission – A petition to amend Section 60 (Village Residence District) regarding minimum lot sizes and maximum building coverage. Al Wolfgram requested the Commission defer this new application until after they review the memos from Peter Sipples on this zoning regulations section.

Application No. 14-8 – Essex Zoning Commission – A petition to amend section 61 (Rural Residence District) regarding minimum lot sizes and maximum building coverage. Al Wolfgram requested the Commission defer this new application until after they review and discuss the memos from Peter Sipples on this zoning regulations section.

VISITORS & GUESTS: None

REPORT FROM LEGAL COUNSEL AND ZONING ENFORCEMENT AGENT:

Attorney Sipples discussed that he is reviewing a piece of property in town that currently has two houses on one lot and currently under appeal. Al Wolfgram suggested that Attorney Sipples attend the next Zoning Board of Appeals meeting on May 20, 2014, where this will be on the agenda and up for discussion. Attorney Sipples will also be reviewing another request for 20+ units on Plains Road.

Joe Budrow spoke about timber businesses that are being conducted in Centerbrook. Apparently, they are allowed businesses in the area; however, they will need to apply for a variance.

Joe Budrow also indicated that another spa request application will be forthcoming in the next few weeks.

Al Wolfgram asked when Dunkin Donuts will be finishing their site work with regards to no parking signs on Dennison Road, screening, etc. Joe Budrow responded that he would follow up and get back to the Commission with their response.

OTHER BUSINESS: None

APPROVAL OF MINUTES:

The following corrections were noted on the Minutes of March 17, 2014:

Page 2 – 1st Paragraph – 4th sentence should read: “She indicated that the board of Selectmen (not Selectman) approves (delete “of”) this proposed new unit.”

Last sentence same paragraph should read: “With this addition, this would bring Essex up to 2% (delete .2%) which is still far off from the actual affordable housing that is available.”

Page 2 – 2nd Paragraph – 1st sentence should read: “Mr. Thomas Arcari, AIA, of Quisenberry Arcari Architects LLC discussed the site plan with regard (delete regards) to the parking.”

Page 2 – 4th Paragraph – 2nd sentence should read: “Mr. Giudice reviewed the perc tests for runoff and other infrastructure tests that were performed (delete are) in accordance with the Health Department Requirements.”

Jim Hill made motion to approve the minutes of March 17, 2014 as amended. Seconded by Bill Reichenbach. Passed unanimously. Motion carried.

CORRESPONDENCE AND PAYMENT OF BILLS: None

ADJOURNMENT:

Jim Hill made a motion to adjourn at 8:20 p.m. Seconded by Bill Reichenbach. Passed unanimously. Motion carried.

Respectfully submitted,

Yvonne Roziak
Recording Secretary