

**Essex Zoning Commission**  
29 West Avenue, Essex, CT 06426

July 21, 2014  
Meeting Minutes

**PUBLIC HEARINGS**

Seated: Larry Shipman, Chairman, Bill Reichenbach, Secretary, Al Wolfgram, Jim Hill, and Jeffrey Lovelace for Susan Uilein. Also in attendance Alternate Adrienne Forrest, Joe Budrow, ZEA, and Attorney Peter Sipples.

**CALL TO ORDER:** Larry Shipman Chairman, called the meeting to order at 7:02pm.

**Application 14-11 – SDI Properities CT, LLC** – an application for special exception to allow an 11,300 Sq.Ft. addition to an existing 33,871 Sq.Ft. building at 34 Plains Road, Essex.

Bill Reichenbach read Notice. Mike McNeil spoke summarizing business. Plan prepared by Bob Doane. Sign has been posted on property. Correspondence has been received by Health Dept, and has no objection to site plan as revised (revision date of June 16, 2014) and submitted. Wetland Commission has also approved proposal. Added 3 parking spaces. Area has more parking than needed. Bob Doane explained site plan.

Question regarding height of proposed addition. Stated height is 30 feet to eave. Proposed height matches existing. Bob Doane and Joe Budrow will review. Need to confirm it complies with revised regulations.

Question regarding section 90B7 Stormwater Management (all new buildings with more than 10% increase need to address increased stormwater/runoff). Possibly was reviewed with Inland Wetlands? Information needs to be confirmed that it was addressed.

Question/statement from Attorney Sipples - Need Owner name, address, phone number & email for application. Need to list use of company as “continuing”. Mr. McNeil explained business as engine distributor. Building has office, storage & distribution. New addition will be warehouse only.

Melanie Phenix spoke in approval. Ken Babassi spoke in approval.  
No oppositions.

**Motion made by Al Wolfgram to close public hearing for Application 14-11. Jeffrey Lovelace seconded motion. All in favor. None opposed. Motion carried.**

**Application No. 14-6 Essex Zoning Commission** - a petition to amend Section 111 (Signs and Lights) of the Essex Zoning Regulations.

Joe Budrow spoke regarding proposed changes. Plan is to redraft proposed changes in different format, simplify, resubmit and then discuss. Therefore, nothing to discuss at this time. Commission should see redraft this week.

Ken Babassi spoke regarding concept of sign changes. Commission explained Regulations needed updates and reduce duplications. Ken concerned that changes may affect businesses.

Melanie Phenix – question regarding “what is problem with signage”. Response is that Regulations are not consistent within sections. Regulations need updating and revision to avoid of controversy. Revision process is to draft changes and have public review and comment. Changes are a work in progress and result is to simplify the understanding of Regulations.

**Motion made by Al Wolfgram to continue public hearing for Application 14-6. Bill Reichenbach seconded motion. All in favor. None opposed. Motion carried.**

## **REGULAR MEETING**

Seated: Larry Shipman, Chairman, Bill Reichenbach, Secretary, Al Wolfgram, Jim Hill, and Jeffrey Lovelace for Susan Uilein. Also in attendance Alternate Adrienne Forrest, Joe Budrow, ZEA, and Attorney Peter Sipples

**1. CALL TO ORDER:** Larry Shipman Chairman, called the meeting to order at 7:47pm.

**2. Approval of the Agenda** (additions/modifications)

**Jim Hill made motion to approve agenda. Bill Reichenbach seconded. All in favor. None opposed. Motion carried.**

**3. New Business**

Essex Island Marina is for sale.

**4. Old Business**

**Application 14-11 – SDI Properities CT, LLC** – an application for special exception to allow an 11,300 Sq.Ft. addition to an existing 33,871 Sq.Ft. building at 34 Plains Road, Essex.

Discussion regarding approval of application subject to confirmation of height regulation and stormdrainage and correction on plan for truck space. Approval to be conditional.

**Motion made by Al Wolfram to approve Application 14-11 based on the following conditions: 1) Confirmation that building height meets definition; 2) Confirm Stormwater Management section 90B7 is satisfied and has approval with Wetlands Commission; 3) add note to plans that 3 truck parking spaces are provided. 4) Applicant to submit Owner's name, address, phone number, and email for file. Jeffrey Lovelace seconded the motion. All in favor. None opposed. Motion carried.**

## **5. Receipt of New Applications**

**Application 14-12 - Essex Yacht Club, Incorp. -** Application for Special Exception for launch building to remain at its constructed location. A previous application exists for addition to property and project is about ready for CO. Building erected is 11 feet closer to water than proposed. Applicant needs to return to Wetlands and Zoning Commissions as a "special exception" for this. Zoning Commission reviewed plan. Commission needs to review what was originally planned versus what was built.

**Motion made by Al Wolfram to receive application 14-12 and set public hearing date for August 18, 2014. Jim Hill seconded the motion. All in favor. None opposed. Motion carried.**

**Application 14-13 Bank Lane, LLC –** Application for Special Exception for a change in use. Proposed change from professional office to retail space. Change is for 1<sup>st</sup> floor only. 2<sup>nd</sup> floor to remain professional office space.

**Motion made by Jeffrey Lovelace to receive Application 14-13 and set public hearing date for August 18<sup>th</sup>. Jim Hill seconded. All in favor. None opposed. Motion carried.**

**Application 14-14 Gary Dayhersh –** Application for Special Exception. Proposed hair salon at Spencer's Corner. Applicant is soon to be new owner of property. Current owner has also signed application. Joe Budrow would like to review all allocated parking for Spencer's Corner. Hair salon would bring water usage for property to near maximum.

**Motion made by Al Wolfram to receive Application 14-14 and set public hearing date for August 18, 2014. Bill Reichenbach seconded. All in favor. None opposed. Motion carried.**

## **6. Visitors and Guests**

None

## **7. Report from Legal Counsel and Zoning Enforcement Agent**

**Legal Counsel report:** 3 items for Memorandum of Understanding:

- A) Picklebase agreed to continuance with ZBA
- B) F&D Museum no public hearing for minor change
- C) Ann Gaffey for Art Studio/office

**Motion made by Al Wolfgram to authorize Larry Shipman, Chairman, to sign Memorandums of Understanding for the above. Jim Hill seconded. All in favor. None opposed. Motion carried.**

**ZEA Report** – Joe noticed a few businesses have popped up and needs to come in for approval. And permits for “Fitness on the Water” and “The Cutty” are in on his desk and are to be denied. Expect to go to ZBA. ZBA meeting is August 19, 2014.

## **8. Other Business**

### **A. Discussion whether to move forward with request to expand Business District to Saybrook Road**

Joe Budrow distributed chart he developed “Conformity in existing districts and proposed Business District” in regards to map change/amendment to zoning map. Good news is if it changes to “business”, most businesses will conform. A negative for businesses becoming a “non-conforming” is they can’t expand. Commission agreed to continue with map changes.

### **B. Zoning Commission By-Laws modifications**

No public hearing needed for minor changes. Proposed minor changes/corrections were distributed to Commission members and reviewed/discussed.

## **9. Approval of Zoning Commission Minutes of June 16, 2014**

**Al Wolfgram made a motion to approve June 16, 2014 minutes with the proposed change “and to approve a minor site plan modification on application 14-10”. Jim Hill seconded. All in favor. None opposed. Motion carried.**

## **10. Correspondence and Payment of Bills**

Legal bill received from Attorney Sipples.

**Motion made by Bill Reichenbach to pay legal bill subject to availability of funds. Jim Hill seconded. All in favor. None opposed. Motion carried.**

## **11. Adjournment**

**Motion made by Bill Reichenbach to adjourn meeting at 8:35pm. Jim Hill seconded. All in favor.**

Next Schedule Zoning Commission meeting is Monday August 18, 2014

Respectfully submitted,

Michelle Roise  
Interim Recording Secretary