

Essex Zoning Commission

29 West Avenue, Essex, CT 06426

October 20, 2014
Meeting Minutes

PUBLIC HEARINGS

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

CALL TO ORDER: Larry Shipman Chairman, called the meeting to order at 7:00pm.

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

Bill Reichenbach read for the record letter dated September 24, 2014 from the Essex Economic Development Commission which has 4 suggestions for the Commission.

Bill Reichenbach read for the record Inter-Board Memorandum dated October 13, 2014 from the Essex Planning Commission which has 5 comments regarding the updates to Section 111.

Gateway was not advised on the revisions as it does not impact Gateway properties.

Joe Budrow, ZEA, reviewed the draft of Section 111 with the Commission.

111A – Suggest to add to protect “public safety”

111B – question regarding the definition of “temporary.” Is it for an event? Define “long time” suggest 30, 60 days? How to address the A-frame signs? Suggest add new line item 111B.12 for “seasonal signs”

Ken & Judy Bambaci – Stressed importance of businesses being able to advertise their seasonal items. Comment/suggestion to review size & quantity of “for sale” signs and political signs.

111C.3 Commission suggest signs go inside and/or go off when businesses are closed. . Signs should be tied to business hours. Question regarding “internally lit”, need clarification. Regulations should allow businesses to advertise and identify themselves. Business should be able to advertise their product in windows, etc.

111C.4 Need to review last sentence

111C.5 Suggest change title to “hazardous location of a sign”. (cross reference 111C.5 with 111C.2) Discussion about signs that wave in the wind. Set a distance?

111D.1 Discussion regarding signs painted “on” a wall. Remove the last sentence? Suggest language review.

111D.3 Regulation needed for height of signs. Joe will develop a table for Commission review regarding height of signs to propose next month. Need to allow group of businesses to list themselves on a sign.

111D.4 Suggest A-frame/portable signs to be brought inside at the end of the business day. Discussion regarding location of sign on business property and in relation to property lines. Commission cannot regulate State property. Discussion about regulating Town property. Commission may review with Selectman to coordinate regulations. Check for Town ordinances.

Review how to address “grand openings”.

ZEA presented and discussed the “signs permitted” table, Appendix A (Section 111E in connection with Section 111D)

111H.2 clarify “second floor”, suggest 2nd story

111H.3 Still need adjustments with language

111H.5 change to include Commission review? Reference 111B.9?

Charity should include 501(c)3/non-profit/tax-exempt. Revise wording of charity. Discussion regarding signs with/on a vehicle.

111H.9 signs off-premises.

111I add possible alternative for removal of signs in violation. Suggest to include process/procedure for sign removal.

Further discussion regarding signs off-premises. Include statement for receiving DOT approval for State r.o.w. And Board of Selectman review/Public Works for Town. Need to check Town regulations, ordinances and jurisdictions.

Motion made by Al Wolfgram to continue public hearing for Application No. 14-6. Jeffrey Lovelace seconded the motion. All in favor. None opposed. Motion carried.

Application No. 14-7 – Essex Zoning Commission – a petition to amend Section 60 (Village Residence District) regarding minimum lot sizes and maximum building coverage. Still waiting for comments.

Motion made by Al Wolfgram to continue public hearing for Application No. 14-7. Bill Reichenbach seconded the motion. All in favor. None opposed. Motion carried.

Application No. 14-8 – Essex Zoning Commission – a petition to amend Section 61 (Rural Residence District) regarding minimum lot sizes and maximum building coverage. Still waiting for comments.

Motion made by Al Wolfgram to continue public hearing for Application No. 14-8. Bill Reichenbach seconded motion. All in favor. None opposed. Motion carried.

REGULAR MEETING

Seated: Larry Shipman, Chairman, Bill Reichenbach, Secretary, Al Wolfgram, Jeffrey Lovelace, and Adreinne Forrest. Also in attendance: Attorney Peter Sipples, Joe Budrow, ZEA.

1. CALL TO ORDER: Larry Shipman Chairman, called the meeting to order at 8:42 pm.

2. APROVAL OF THE AGENDA (additions/modifications)

Motion made by Al Wolfgram to approve October 20, 2014 agenda. Seconded by Bill Reichenbach. All in favor. None opposed. Motion carried.

3. NEW BUSINESS (none).

4. OLD BUSINESS

Application No.s 14-6, 14-7, and 14-8 – Essex Zoning Commission

No new discussion. Applications left open and continued to next month's meeting.

5. RECEIPT OF NEW APPLICATIONS

Applications No. 14-15 – CT River Foundation at Steamboat Dock, Inc – An application for a special exception to change the use of a residential property at 57 Main Street, Essex, to Non-profit Maritime Museum. Application proposed is to include museum on 1st floor, and accessory use on 2nd floor. Commission suggests to amend application to include language for accessory, which is intended to include an area for temporary/intermittent housing for short-term staff on 2nd floor. Applicants to confirm that there is ample parking for museum and accessory use. Application should be sent as courtesy to Gateway. Application should also be reviewed by Building Dept. Confirm if I/W review needed. Property deed has been submitted, along with adjoining property owners.

Motion made by Al Wolfgram to receive Application No. 14-15 and set public hearing for next Zoning meeting date of November 24, 2014. Seconded by Adrienne Forrest. Further discussion. Motion to include conditions that the application be 1) application referred to Building Official, 2) be referred to Gateway, 3) determine if possible IW referral is needed, 4) submit clear & precise parking calculations 5) and include a more comprehensive statement of use, 6) include accessory use plan (intermittent housing), if proposed to be included in application. All in favor of motion as amended. None opposed. Motion carried.

6. VISITORS & GUESTS – None

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT AGENT
Legal Counsel report:

Attorney Sipples update regarding bylaws. Nearly done. Commission should have revisions within a couple weeks for review.

ZEA Report:

** Joe has been working with a couple businesses for compliance.

** In addition trying to resolve employee parking at Rite Aide/Bokum Center. Need to move dumpsters.

** Finkeldey – discussions and resolutions still be worked on.

** retail/fitness center: working on text amendment

** Essex Glen: has funding for 22 detached buildings. Maybe text amendment. Additionally, across the street is also looking into text amendment.

** Dayhearsh – now working on Saybrook Rd property

** request for update with Calamari

8. OTHER BUSINESS None

9. APPROVAL OF ZONING COMMISSION MINUTES

Correction on time of adjournment. Item 9: change “obstain” to “abstained”

Motion made by Al Wolfram to approve September 15, 2014 minutes with amendments. Bill Reichenbach seconded. None opposed. Motion carried.

10. CORRESPONDENCE AND PAYMENT OF BILLS

Legal bill received from Attorney Sipples. Invoice of \$5,305.60.

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

No independent correspondence received.

11. ADJOURNMENT

Motion made by Al Wolfram to adjourn meeting at 9:16 pm. Bill Reichenbach seconded. All in favor. None opposed. Motion carried.

Next Schedule Zoning Commission meeting is Monday November 24, 2014.

Respectfully submitted,

Michelle Roise
Interim Recording Secretary