

## PUBLIC HEARING

### Meeting Minutes - December 16, 2014

Seated: Larry Shipman, Chairman, Bill Reichenbach, Secretary, Al Wolfgram, Jim Hill, Alternate Jeffrey Lovelace for absent member Susan Uihlein, Vice Chairman. Also in attendance Joe Budrow, Zoning Enforcement Official and Attorney Peter Sipples.

Absent: Susan Uihlein, Vice Chairman  
Adrienne Forrest, Alternate

**CALL TO ORDER:** Larry Shipman, Chairman called the Public Hearing to order at 7:00 p.m.

**Application No. 14-06** Essex Zoning Commission – A petition to amend Section 111 (Signs and Lights) of the Essex Zoning Regulations.

**Commission Comments:** Larry Shipman, Chairman asked Joe Budrow, Zoning Enforcement Official to explain some of the changes to Section 111 (Signs and Lights). **Motion** was made by Alvin Wolfgram to keep **Application No. 14-06** open. Jim Hill seconded the **Motion**.

**Public Comments:** Joseph Montana asked if the Zoning Enforcement Official can waive the regulations. Joe Budrow, Zoning Enforcement Official explained the process.

Mark Uihlein inquired as to the various signs in regard to garage and tag sales. Discussion followed.

**Application No. 14-07** Essex Zoning Commission – A petition to amend Section 60 (Village Residence District) regarding minimum lot sizes and maximum building coverage.

**Commission Comments:** Discussion continued on lot size, building lot size will not change. Alvin Wolfgram made a motion to close the Public Hearing. Jeffrey Lovelace seconded the **motion**. Effective January 30, 2015.

**Application No. 14-08** – Essex Zoning Commission – A petition to amend Section 61 (Rural Residence District) regarding minimum lot sizes and maximum building coverage.

**Commission Comments:** Discussion continued, **Motion** made by Alvin Wolfgram to close Public Hearing. Jeffrey Lovelace seconded the **motion**. Effective January 30, 2015.

**Application 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 from residential to a use related to a non-profit Maritime Museum.

**Commission Comments:** A letter of approval was received from Lisa Fasulo, Director of Health, as well as from the CT River Gateway Commission. Alvin Wolfgram asked if this is going to be a Conference Center, if it is we need to know as far as parking spaces, also the plans indicate it's not a Museum. The use of Intern Housing was also discussed. Joe Budrow, Zoning Enforcement Official and Chris Dobbs, Director will meet before the next meeting to discuss parking and intern use. Alvin Wolfgram made a **motion** to continue until the meeting of January 26, 2015. Jeffrey Lovelace seconded the **motion**.

## **CONTINUATION OF PUBLIC HEARINGS:**

### **Application No. 14-06** – Essex Zoning Commission

A petition to amend Section 111 (Signs and Lights) of the Essex Zoning Regulations. The next Public Hearing of the Zoning Commission to be held January 26, 2015. (Public Hearing to be held at the discretion of the Commission).

### **Application 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, from residential to a use related to a non-profit Maritime Museum. (Public Hearing must be commenced by December 24, 2014)

## **SPECIAL MEETING**

### **Meeting Minutes – December 16, 2014**

Seated: Larry Shipman, Chairman, Bill Reichenbach, Secretary, Al Wolfgram, Jim Hill, Alternate Jeffrey Lovelace for absent member Susan Uihlein, Vice Chairman. Also in attendance Joe Budrow, Zoning Enforcement Official and Attorney Peter Sipples.

Absent: Susan Uihlein, Vice Chairman  
Adrienne Forrest, Alternate

1. **CALL TO ORDER:** Larry Shipman, Chairman called the Special Meeting to order at 8:40 p.m.
2. **APPROVAL OF THE AGENDA:** no action taken
3. **NEW BUSINESS:** none
4. **OLD BUSINESS:** **Application No. 14-06** – Essex Zoning Commission – A petition to amend Section 111 (Signs and Lights) of the Essex Zoning Regulations) was continued to the next meeting of January 26, 2015.  
**Application No. 14-07** - Essex Zoning Commission – A petition to amend Section 60 (Village Residence District) regarding minimum lot sizes and maximum building coverage. This was approved and will be effective January 30, 2015.  
**Application No. 14-08** - Essex Zoning Commission – A petition to amend Section 61 (Rural Residence District) regarding minimum lot sizes and maximum building coverage. This was approved and will be effective January 30, 2015.  
**Application 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, from residential to a use related to a non-profit Maritime Museum. This will be continued to the next Zoning Commission Meeting of January 26, 2015.
5. **RECEIPT OF NEW APPLICATIONS:** None
6. **VISITORS AND GUESTS:** None

**7. REPORT FROM LEGAL COUNSEL AND ZONING ENFORCEMENT OFFICIAL:**

Attorney Peter Sipples discussed the Bylaws, #4 is new. Discussion followed. The update to the Fee Schedule, (fees will be determined) to be added, need to refer to the Ordinances.

**Application 14-16** Essex Veterinarian Hospital – This application was removed from the agenda. They did file a Memorandum of Decision, now they need a Zoning Permit. The Planning Commission has invited the Zoning Commission to their January, 2015 meeting. Joe Budrow, Zoning Enforcement Official asked Attorney Peter Sipples about having horses on private property, this is a Zoning Enforcement Official judgment. Fitness on the Water is moving to Novelty Lane.

**8. OTHER BUSINESS:**

**A. Election of Officers:** **Motion** made by Alvin Wolfgram to have the election of officers at the Zoning Commission meeting of January 26, 2015. Seconded by Jeffrey Lovelace. All in favor, Opposed none. **Motion carried.**

**B. 2015 Calendar:** **Motion** made by Alvin Wolfgram to accept the 2015 Meeting Calendar as presented, seconded by Jeffrey Lovelace. All in favor, Opposed none. **Motion carried**

**C. Zoning Commission By-laws Modifications:** Attorney Peter Sipples discussed the Bylaws.

**D. Fee Schedule:** Joe Budrow, Zoning Enforcement Official mentioned that the Town of Clinton fees were added to the table.

**9. APPROVAL OF MINUTES:** November 24, 2014

**Motion** made by Bill Reichenbach to approve the minutes of November 24, 2014. Seconded by Alvin Wolfgram. All in favor, Opposed none. **Motion carried.**

**10. CORRESPONDENCE AND PAYMENT OF BILLS:**

**Motion** made by Alvin Wolfgram to recommend payment submitted for legal bill. Seconded by bill Reichenbach. All in favor, Opposed none. **Motion carried.**

**11. ADJOURNMENT:**

**Motion** made by Larry Shipman, Chairman to adjourn meeting at 9:15 p.m. Seconded by Jeffrey Lovelace. All in favor, Opposed none. **Motion carried.**

Respectfully submitted,

Fran Nolin  
Interim Board Clerk