

Essex Zoning Commission  
29 West Avenue - Essex, CT 06426  
Special Meeting Minutes – February 9, 2015  
Public Hearings

Seated: Larry Shipman, Chairman, Bill Reichenbach, Secretary, Al Wolfgram, Jim Hill, Susan Uihlein, Vice Chairman, Alternate, Adrienne Forrest and Joe Budrow, Zoning Enforcement Official.

Absent: Jeffrey Lovelace, Alternate  
Peter Sipples, Attorney

**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.

**Comments:**

Joe Montana showed pictures of Essex Village that have signs displayed on the sidewalks. He also mentioned that some of these changes in reference to the Zoning Regulations would impact the owners of these businesses that have spent money on these signs.

Deana Pinette owner of Gather located in Ivoryton discussed some issues that she was having as well.

Jim Rawn suggested a workshop with CIRMA and work thru this.

David Sousa addressed Joe Montana's letter – Mr. Sousa feels that having too many restrictions for residents will be too much of a burden.

**Commission Comment (s):**

Alvin Wolfgram asked Deanna Pinette of Gather if having a sign on the building or being placed on a pole would be helpful. Ms. Pinette said that she needs a sign that she can change.

**Motion** made by Alvin Wolfgram to extend the Public Hearing for **Application No. 14-06** – Essex Zoning Commission to the next Zoning Commission Meeting, February 23, 2015. Susan Uihlein seconded the motion. All in favor, Opposed none. **Motion carried.**

**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.

**Comments:** Chris Dobbs presented a history of the CT River Museum as well as explaining the events that are held. Also, changes that they made since receiving letters from the Fire Marshal and the Building Official.

**Commission Comments:**

Alvin Wolfgram wants a parking plan as to what it can accommodate as well as a letter to the Health Director, Lisa Fasulo. Also, would like a list of all events. Susan Uihlein asked as to the capacity of each of the buildings in reference to the traffic impact.

Larry Shipman inquired if all events have portalets, also do they provide a shuttle for events.

**Motion** made by Alvin Wolfgram to move **Application 14-15- CT River Foundation at Steamboat Dock, Inc.** to the next Zoning Commission Meeting, February 23, 2015. Susan Uihlein seconded the motion. All in favor, Opposed none. **Motion carried.**

Bill Reichenbach, Secretary read the notice for Applications 14-17 and 14-18 into the record.

**Application No. 14-17** – **Mark Bombaci, 80 Bokum Road, Essex.** A petition to change the Town's zoning map to include two Bokum Road properties into the Residential Life Care District.

**Application No. 14-18** – **Mark Bombaci, 80 Bokum Road, Essex.** A petition to amend the Town's Zoning Regulations section 63 (Residential Life Care District).

**Comments:** The applicant Mark Bombaci spoke in reference to his application by describing the area of his property, Essex Meadows and Essex Glen. Attorney Campbell Hudson and Joe Wrenn presented the plans for this change. Attorney Campbell Hudson then addressed the proposed changes to section 63 as shown in the submission to the Commission.

**Commission Comments:**

Bill Reichenbach asked about the square footage of these units. Alvin Wolfgram needs a letter stating how many units there will be. Mr. Wolfgram stated the importance to the Commission to keep section 63B.3(D) intact, with the 100 unit limit and referred to the time it took to come up with the number. Mr. Shipman mentioned that traffic concerns helped get to the 100 unit maximum. Ms. Uihlein was concerned about eliminating the minimum size requirement for dwelling units.

**Motion** made by Alvin Wolfgram to extend **Application 14-17** – Mark Bombaci, 80 Bokum Road, Essex to the next Zoning Commission Meeting, February 23, 2015. Jim Hill seconded the motion. All in favor, Opposed none. **Motion carried.**

**Motion** made by Alvin Wolfgram to extend **Application 14-18** – Mark Bombaci, 80 Bokum Road, Essex to the next Zoning Commission Meeting, February 23, 2015. Jim Hill seconded the motion. All in favor, Opposed none. **Motion carried.**

Bill Reichenbach, Secretary read the notice for Application 14-19 into the record.

**Application No. 14-19** – **Essex Glen, LLC.** A petition to amend the Town's Zoning Regulations Section 63-2 (Active Adult Community District). This was continued to the next Zoning Commission meeting of February 23, 2015.

**Comments:** Attorney Terrance Lomme presented and stated that they will be coming back with fewer units.

**Motion** made by Alvin Wolfgram to extend **Application 14-19** – Essex Glen, LLC to the next Zoning Commission Meeting, February 23, 2015. Bill Reichenbach seconded the motion. All in favor, Opposed none. **Motion carried.**

Seated: Larry Shipman, Chairman, Bill Reichenbach, Secretary, Al Wolfgram, Jim Hill, Susan Uihlein, Vice Chairman, Alternate, Adrienne Forrest and Joe Budrow, Zoning Enforcement Official.

Absent: Jeffrey Lovelace, Alternate  
Peter Sipples, Attorney

1. **CALL TO ORDER:** Larry Shipman, Chairman called the Meeting to order at 9:55 p.m.
2. **APPROVAL OF THE AGENDA:** No action taken
3. **NEW BUSINESS:** Zoning Commission By laws discussion and possible approval. This is tabled to the Zoning Commission Meeting of March 16, 2015
4. **OLD BUSINESS:** The following Applications were continued until the next Zoning Commission meeting of February 23, 2015.

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

**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.

**Application No. 14-17** – **Mark Bombaci, 80 Bokum Road, Essex.** A petition to change the Town's zoning map to include two Bokum Road properties into the Residential Life Care District.

**Application No. 14-18** – **Mark Bombaci, 80 Bokum Road, Essex.** A petition to amend the Town's Zoning Regulations section 63 (Residential Life Care District).

**Application No. 14-19** – **Essex Glen, LLC.** A petition to amend the Town's Zoning Regulations Section 63-2 (Active Adult Community District).

5. **RECEIPT OF NEW APPLICATION(S):**  
**Application 15-01 – David Facchini, 6 North Main Street, Essex.** An application for a Special Exception to change the use of a property from retail to professional office use.  
  
**Motion** made by Alvin Wolfgram to accept **Application 15-01** with no waivers and go to the Zoning Commission Public Hearing on March 16, 2015. Susan Uihlein seconded the motion. All in favor, Opposed none. **Motion carried.**
6. **VISITORS AND GUESTS:** None
7. **REPORT FROM LEGAL COUNSEL AND ZONING ENFORCEMENT OFFICIAL:**  
Attorney Peter Sipples was not present. Joe Budrow, Zoning Enforcement Official discussed some issues that he had discussed with Attorney Sipples. Calamari Recycling Co. Inc. In 1979 the former owners combined three (3) lots into one. They need to straighten out their land records as well as checking the property line.

In reference to the John Finkeldey property with the second house on it, new information was discovered on a zoning map with the Gateway District, it indicates that several parcels are in the Heritage Gateway and can have mixed use. Joe Budrow, Zoning Enforcement Official will research the other lots as to whether or not they did not want to be in that district.

Joe Budrow, Zoning Enforcement Official bought up the fact that Medical offices vs. Professional Offices. Attorney, Peter Sipples will advise on this issue later.

Also, he stated that in the village a resident wants to knock the house down and have private parking. Attorney, Peter Sipples says no.

There are four (4) property owners on Pratt Street in the village and they want to change from Waterfront District to Essex Village, a zone change.

**8. OTHER BUSINESS:**

**A. Election of Officers:**

**Motion** made by Susan Uihlein to nominate Larry Shipman as Chairman, seconded by Alvin Wolfgram. All in favor, Opposed none. **Motion carried.**

**Motion** made by Susan Uihlein to nominate Alvin Wolfgram as Vice Chairman, seconded by Jim Hill. All in favor, Opposed none. **Motion carried.**

**Motion** made by Alvin Wolfgram to nominate Bill Reichenbach as Secretary, seconded by Larry Shipman. All in favor, Opposed none. **Motion carried.**

**B. Fee Schedule:** no discussion

- 9. APPROVAL OF MINUTES:** December 16, 2014 - Alvin Wolfgram pointed out that the motions were not shown in the minutes of December 16, 2014. **Motion** made by Susan Uihlein to approve the minutes of December 16, 2014 with corrections. Seconded by Larry Shipman. All in Favor. Opposed none. **Motion carried.**

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

**Motion** made by Susan Uihlein to recommend payment for submitted legal bills. Seconded by Jim Hill. All in favor, Opposed none. **Motion carried.**

**11. ADJOURNMENT:**

**Motion** made by Larry Shipman to adjourn meeting at 10:24 p.m. Seconded by Susan Uihlein. All in favor, Opposed none. **Motion carried.**

Respectfully submitted,

Fran Nolin  
Board Clerk

