

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

REGULAR MEETING MINUTES – August 17, 2015

PUBLIC HEARING

Seated: Larry Shipman, Chairman
Alvin Wolfgram, Vice-chairman
Bill Reichenbach, Secretary
Jim Hill, Regular Member
Alternate member Jeffrey Lovelace

Absent: Susan Uihlein, Regular Member
Adrienne Forrest, Alternate Member

Also present: Peter Sipples, Commission legal counsel

CALL TO ORDER: Larry Shipman, Chairman called the Public Hearing to order at 7:00 PM. Seated for the public hearing was Larry Shipman, Alvin Wolfgram, Jim Hill, Bill Reichenbach and Jeffery Lovelace, seated for Susan Uihlein.

Application No. 14-6 – Essex Zoning Commission A petition to amend Section 111 (Signs and Lights) of the Essex zoning regulations. (Public hearing to be held at the discretion of the Commission).

Discussion on this application revolved on withdrawing the application and picking up where the Commission left off when the entire zoning regulations are addressed. It was requested to discuss signage during New Business.

Motion made by Alvin Wolfgram to withdraw **Application No. 14-6 – Essex Zoning Commission**. Jeff Lovelace seconded the motion. All in favor. **Motion carried, 5-0.**

REGULAR MEETING

1. **CALL TO ORDER:** Larry Shipman, Chairman called the regular meeting to order. Seated for the meeting was Larry Shipman, Alvin Wolfgram, Jim Hill, Bill Reichenbach and Jeffery Lovelace, seated for Susan Uihlein.
2. **APPROVAL OF THE AGENDA**

The agenda was not modified.

3. NEW BUSINESS

Mr. Wolfgram began a discussion on the Commission's interest in streamlining the existing zoning regulations. It was proposed that there be a subcommittee working with Attorney Sipples. Subjects such as Storm water and landscaping need to be added to the regulations. Attorney Sipples mentioned that a Planning consultant would be needed to help with finalizing the proposed regulations. Trying to minimize expenses is desired and to not impact the Town's budget too greatly.

Mr. Lovelace mentioned that the zoning districts could be made clearer. His comment was based on not knowing what the map looked like. The Commission wants a zoning map at the next meeting. The map should also be on the Town website.

Regarding signage Mr. Lovelace mentioned that signage should be the same throughout Essex instead by village areas.

Mr. Shipman mentioned that new applications are coming soon as applicants have visited the land use office.

4. OLD BUSINESS

5. RECEIPT OF NEW APPLICATIONS

No new applications

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT AGENT

Attorney Sipples mentioned that he had four Memorandums of Decision.

Motion made by Alvin Wolfgram, Vice-chairman to approve a memorandum of decision for Application 15-5 (Essex Glen). Bill Reichenbach, Secretary seconded the motion, All in favor, Opposed none. **Motion carried, 5-0.**

Motion made by Alvin Wolfgram, Vice-chairman to approve a memorandum of decision for Application 15-8 (Bavolack). Bill Reichenbach, Secretary seconded the motion, All in favor, Opposed none. **Motion carried, 5-0.**

8. OTHER BUSINESS

A brief discussion on route 9 signage. Mr. Hill shared a story on once applying to the State and never received a reply.

The Commission addressed the most recent edition of the amended Zoning Commission By Laws. Mr. Shipman mentioned that the application fees are no longer listed so that when fees are changed the By Laws aren't affected.

Motion made by Alvin Wolfgram, Vice-chairman to approve the latest version of the By Laws. Bill Reichenbach, Secretary seconded the motion, Three in favor, two abstained. **Motion carried, 3-0.**

Gateway Commission – Attorney Sipples mentioned he has a letter to put into the record. Mr. Shipman sees no need to change the existing Gateway regulations in Section 101. Mr. Wolfgram then shared a chronological history of the back and forth with the Gateway Commission. He mentioned that the existing proposal from the Gateway Commission has some contentious language. Mr. Shipman asked if there was a risk to opting out of the Gateway District. Mr. Wolfgram feels that the Commission should discuss some contentious language with the Gateway Commission. He expressed interested in crafting a letter to Gateway and the Zoning Commission could discuss it at the next meeting.

Calimari Recycling – The Commission wants CZEO, Joe Budrow to issue a Cease and Desist.

Finkeldey Property, 33 Plains Road- Site plan looks good for a district map line change. Application is progressing.

The Commission discussed retail sales within the Limited Industrial District. Focus was on a warehouse that sells items on the weekends. Attorney Sipples described principle uses vs. accessory uses. Mr. Wolfgram stated that the enforcement official should enforce retail sales to be similar to tag sales...to four times a year. "Wishy washy?!?"

Motion made by Alvin Wolfgram, Vice-chairman to have the zoning official enforce accessory retail at 26 Saybrook Road to a four times a year. Jeff Lovelace seconded the motion, All in favor. **Motion carried, 5-0.**

9. APPROVAL OF MINUTES (from May 18, 2015) - **Motion** made by Larry Shipman, Chairman to approve the minutes of the June 15, 2015 meeting with no changes

Motion made by Bill Reichenbach to approve the June 15, 2015 minutes as submitted. Jeff Lovelace seconded the motion, All in favor. **Motion carried, 5-0.**

10. CORRESPONDENCE AND PAYMENT OF BILLS

Attorney Sipples mentioned that the Town has overpaid its legal fees and that there is no need for invoicing through September.

11. ADJOURNMENT

Motion made by Alvin Wolfgram, Vice-chairman to adjourn the meeting at 8:40, Larry Shipman seconded the motion, All in favor. **Motion carried, 5-0.**

Respectfully submitted,

Joseph Budrow