

TOWN OF ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

REGULAR MEETING MINUTES – April 17, 2017

PUBLIC HEARINGS

Present: Alvin Wolfgram, Chairman
Bill Reichenbach, Secretary
Susan Uihlein, Regular Member
Adrienne Forrest, Alternate Member (sitting in for Larry Shipman)
Russ Smith, Alternate Member (sitting in for Jim Hill)
Jeffrey Lovelace, Alternate Member

Absent: Larry Shipman, Vice-chairman
Jim Hill, Regular Member

Also present: Peter Sipples, Commission Legal Counsel
Joe Budrow, Zoning Enforcement Official

CALL TO ORDER: Alvin Wolfgram, Chairman called the Public Hearing to order at 7:00 PM. Seated for the public hearing were Regular Members Alvin Wolfgram, Bill Reichenbach, and Susan Uihlein. Alternate Member Adrienne Forrest sat in for Larry Shipman and Alternate Member Russ Smith sat in for Jim Hill.

Application 16-8(A) – Planning Commission – A petition for a text amendment to the zoning regulations Section 45 (ACCESSORY APARTMENTS). Replacing existing section with new section.

Seated for the public hearing were Regular Members Alvin Wolfgram, Bill Reichenbach, and Susan Uihlein. Alternate Member Adrienne Forrest sat in for Larry Shipman and Alternate Member Russ Smith sat in for Jim Hill.

MOTION made by Susan Uihlein to continue this application to the next scheduled meeting on May 15, 2017. Russ Smith seconded the motion. All in favor, **Motion carried, 5-0.**

REGULAR MEETING

1. CALL TO ORDER

Alvin Wolfgram, Chairman called the Regular Meeting to order at 7:03 PM. Seated for the Regular Meeting were Regular Members Alvin Wolfgram, Bill Reichenbach, and Susan Uihlein. Alternate Member Adrienne Forrest sat in for Larry Shipman and Alternate Member Russ Smith sat in for Jim Hill.

2. APPROVAL OF AGENDA

One change made to agenda by removing Application 17-11 from the agenda.

MOTION made by Adrienne Forrest to approve the agenda of the April, 2017 meeting. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

3. NEW BUSINESS

Application 16-8A – Planning Commission – Continued to next meeting.

4. OLD BUSINESS

None.

5. RECEIPT OF NEW APPLICATIONS

Application 17-9 – Essex Boat Works, LLC – An application for Special Exception to allow a restaurant as an accessory use at a marina located at a lot known as Assessor's Map 47, Lot 21-1, Main Street, Essex.

No waivers have been requested and all paperwork seems to be in order, therefore a hearing will be scheduled in May for this applicant.

MOTION made by Bill Reichenbach to schedule a public hearing for May 15, 2017. Susan Uihlein seconded the motion. All in favor, **Motion carried, 5-0.**

Application 17-10 – Harvey Payton – An application for Special Exception to locate a 4000 square foot business office in a commercial space at 70 Plains Road, Essex.

Named Computer Management Services LLC, this is an application for a business office that is over 1800 square feet, therefore requiring a Special Exception. Mr. Budrow stated that the use is compliant with zoning regulations.

MOTION made by to Susan Uihlein to accept this application and schedule for a public hearing for May 15, 2017. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

Application 17-11 – Town of Essex – Application removed from agenda.

6. VISITORS AND GUESTS

None

7. REPORT FROM LEGAL COUNSEL AND ZONING ENFORCEMENT AGENT

Mr. Sipples announced his retirement, effective June 30, 2017. Mr. Wolfgram stated on the record that Mr. Sipples has given exemplary service and it will be difficult to find a replacement for him on the Zoning Commission.

Mr. Budrow reviewed his **Zoning Official's Updates.**

Enforcements:

- 1) 21 Main Street, Ivoryton - An illegal apartment located in a basement of a two family home. An inspection is scheduled for this week to ensure that the kitchen and shower are taken out. The owner is about to sell the house.
- 2) 6 Dogwood Drive – Neighbor is complaining about a shed. This may go to the Zoning Board of Appeals for a variance being that it is too difficult for the homeowner to move the shed to a different location. This issue may be able to be resolved with a fence.
- 3) 7 Reed Hill – Commercial Vehicle/Blight. Letter going out to resident this week.
- 4) 61 Pond Meadow Road – Blight. Letter going out to resident this week.
- 5) Calimari Recycling – Unpermitted expansion. Letter going out to company this week.
- 6) 27 Townwoods Road – Blight. Letter going out to resident this week.
- 7) 68 Deep River Road – A new shed was recently discovered at this location. Mr. Budrow will soon investigate.
- 8) 23 Saybrook Road – This antiques business has been advertising on the internet that they are “retail by appointment only”. The owner is to clean up their internet advertising by taking off the word “retail”. This business is meant to primarily operate by phone and computer orders. It's not meant to have a physical retail location offering normal business hours.

Past Commission Approvals:

- 1) Essex Station – The project is currently waiting on the State Department of Public Health to approve the soil before the applicant can continue on.

- 2) Cumberland Farms - Mr. Budrow mentioned that the employees were told that the project would start moving along in May, pending approval from the Department of Transportation.
- 3) The Essex – Renovations underway.
- 4) Essex Glen- Two houses are under construction. One is almost ready for a Certificate of Occupancy.
- 5) Cobblestone Court- Two buildings are under construction.

Mr. Budrow talked to the General Contractor of the Scotch Plains Tavern project. He said that the owners are hoping to open in June. They would like to get their other restaurant, The Back Porch, running smoothly with either their employees going back and forth between locations or with new staff that they hire before the new restaurant officially opens.

Ms. Uihlein asked about Centerbrook Antiques. Mr. Budrow said it was approved for a permit as being a retail space under 1800 square feet with a general principal use.

8. OTHER BUSINESS

Mr. Smith gave a brief report on the Economic Development Commission. There is not much activity to report.

9. APPROVAL OF MINUTES

One correction to be made on Application 17-5 – David Perelli, in which the minutes state that Russ Smith seconded the motion when in fact he did not.

MOTION made by Susan Uihlein to approve the minutes from March 20, 2017 with one correction. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

10. CORRESPONDENCE AND PAYMENT OF BILLS

MOTION made by Bill Reichenbach to approve a bill from Attorney Sipples in the amount of \$2,212.80, subject to availability of funds. Susan Uihlein seconded the motion. All in favor, **Motion carried, 5-0.**

11. ADJOURNMENT

The next scheduled meeting is May 15, 2017.

MOTION made by Alvin Wolfgram to adjourn the meeting at 7:32 pm. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

Shannon DeLorso,
Zoning Board Clerk