

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

RECORD OF THE VOTE – February 27, 2017

PUBLIC HEARING

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

Absent: Larry Shipman, Vice-chairman
Susan Uihlein, Regular Member
Jeffrey Lovelace, Alternate Member
Peter Sipples, Commission Legal Counsel

Also present: Joe Budrow, Zoning Enforcement Official

MOTION made by Alvin Wolfgram, Chairman to continue Application 16-8(A) – Planning Commission to the next scheduled meeting on March 20, 2017. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Alvin Wolfgram, Chairman to continue Application 17-2 – River Properties, Inc. to the next scheduled meeting on March 20, 2017. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Russ Smith to close Application 16-14 – Essex Boat Works, LLC. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Russ Smith to close Application 17-3 – Essex Boat Works, LLC. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Bill Reichenbach to close Application 17-4 – Teresa Patrick-Connell. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

REGULAR MEETING

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

Absent: Larry Shipman, Vice-chairman
Susan Uihlein, Regular Member
Jeffrey Lovelace, Alternate Member
Peter Sipples, Commission Legal Counsel

Also present: Joe Budrow, Zoning Enforcement Official

MOTION made by Adrienne Forrest to approve the agenda of the February 27, 2017 meeting. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Alvin Wolfgram, Chairman to approve **Application 16-14** – **Essex Boat Works, LLC**, with the change of the accessory use only being accessory to the special principal uses in zoning regulations Section 71 A-2. Must meet the conditions of approval in sections 1 through 5 of Attorney Peter Sipples letter dated March 17, 2008. Adrienne Forrest seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Russ Smith to approve **Application 17-3** – **Essex Boat Works, LLC**, with the understanding that it meets the conditions of Attorney Sipples letter dated March 17, 2008. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Alvin Wolfgram, Chairman to approve **Application 17-1** – **CRR Main, LLC** with two conditions. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Alvin Wolfgram, Chairman to approve **Application 17-4** – **Teresa Patrick-Connell** with three conditions. Adrienne Forrest seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Alvin Wolfgram, Chairman to appoint Russ Smith as liaison for the Economic Development Commission of Essex. Adrienne Forrest seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Alvin Wolfgram, Chairman to accept **Application 17-5 – David Perelli** and put on the agenda for the next meeting on March 20, 2017. Russ Smith seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Alvin Wolfgram, Chairman to accept two waivers for **Application 17-6 – Michael Belanger**. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Alvin Wolfgram, Chairman to accept the special exception for **Application 17-6 – Michael Belanger** and put on the agenda for the next meeting on March 20, 2017. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Adrienne Forrest to approve the minutes of the January 23, 2017 meeting with no corrections. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Adrienne Forrest to approve a bill from Attorney Sipples in the amount of \$2,612.80, subject to availability of funds. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Jim Hill to adjourn the meeting at 9:26 pm. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

Shannon DeLorso
Zoning Board Clerk