

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

RECORD OF THE VOTE – March 20, 2017

PUBLIC HEARING

Present: Alvin Wolfgram, Chairman
Larry Shipman, Vice-chairman
Bill Reichenbach, Secretary
Jim Hill, Regular Member
Susan Uihlein, Regular Member
Alternate Member Russ Smith
Alternate Member Adrienne Forrest

Absent: Jeffrey Lovelace, Alternate Member

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

MOTION made by Alvin Wolfgram to continue Application 16-8(A) – Planning Commission to the next scheduled meeting on April 17, 2017. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 4-0.** (Susan Uihlein, Russ Smith and Adrienne Forrest were not present for all meetings and therefore could not participate in a motion).

MOTION made by Larry Shipman to close Application 17-2 – River Properties, Inc. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Larry Shipman to continue Application 17-5 – David Perelli to the next scheduled meeting on April 17, 2017. Russ Smith seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Larry Shipman to close Application 17-6 – Michael Belanger. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

REGULAR MEETING

Present: Alvin Wolfgram, Chairman
Larry Shipman, Vice-chairman
Bill Reichenbach, Secretary
Jim Hill, Regular Member
Susan Uihlein, Regular Member
Alternate Member Russ Smith
Alternate Member Adrienne Forrest

Absent: Jeffrey Lovelace, Alternate Member

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

MOTION made by Larry Shipman to approve the agenda of the March 20, 2017 meeting. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Larry Shipman to approve **Application 17-2** – **River Properties, Inc.** with consistency to Attorney Sipples Memorandum of Decision dated March 17, 2008. Bill Reichenbach seconded the motion. Effective May 1, 2017. All in favor, **Motion carried, 5-0.**

MOTION made by Larry Shipman to approve **Application 17-6** – **Michael Belanger** with the understanding that he must be in compliance with Sections 90, 120 and 130 of the Zoning Regulations. He must also work with Mr. Budrow, the Zoning Enforcement Officer, on erosion and sediment control during the project. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Larry Shipman to accept **Application 17-7** – **Essex Boat Works, LLC**, and schedule for the May 15, 2017 meeting. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Larry Shipman to accept **Application 17-8** – **Essex Boat Works, LLC** and schedule for the May 15, 2017 meeting. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Jim Hill to approve the Memorandum of Decision with one revision for **Application 17-1** – **CRR Main, LLC**. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Bill Reichenbach to approve the Memorandum of Decision for **Application 17-4 – Teresa Patrick-Connell**. Adrienne Forrest seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Jim Hill to approve an amendment to section 71A.2. (A-G) of the zoning regulations for **Application 16-14 – Essex Boat Works, LLC**. Effective April 1, 2017. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Bill Reichenbach to approve a Memorandum of Decision with an effective date of April 1, 2017 for **Application 17-3– Essex Boat Works, LLC**. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Bill Reichenbach to approve a Memorandum of Decision for Special Exception for **Application 16-15 – Cellco Partnership d/b/a Verizon Wireless**. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

MOTION made by Bill Reichenbach to approve the minutes of the February 27, 2017 meeting with two corrections. Adrienne Forrest 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