

ESSEX PLANNING COMMISSION

February 16, 2012

7:30 p.m.

Essex Town Hall – Auditorium

1. Call to Order and Seating of Members

The meeting was called to order by Chair Tom Danyliw at 7:30 p.m. Seated were Chair Tom Danyliw, Vice Chair Linda Herman, regular members Alan Kerr, and Carla Feroni. Alternate Claire Tiernan was seated for Ralph Monaco. Also present were alternates Bob Laundry and Neil Nichols and Planner John Guskowski.

2. Approval of Minutes: January 12, 2012

Motion by Linda Herman **and seconded** by Claire Tiernan to approve the January minutes with corrections as follows: pg. 2, P#2 – delete Extending beyond that.....total land area. P#3 - Linda Herman asked about one of the proposed lots that contains 2 zones and whether consideration was given to divide the lots so that one lot doesn't fall into 2 zones. Pg.3 last P., deleteand it was appropriate to pull it.

Motion carried unanimously. Carla Feroni and Alan Kerr abstained.

3. New Business

Application Receipt – Foxboro Point

Attorney Terrance Lomme presented. Discussion took place on the date of receipt and acceptance of the application as well as the scheduling of the Public Hearing. The site walk is scheduled for Saturday, March 3. Attorney Lomme submitted a copy of the statute that allows the application to be received. The checklist was reviewed.

Motion by Claire Tiernan **and seconded** by Alan Kerr to set the site walk on March 3, to schedule the Public Hearing at the next regular meeting (March 8) and the official date of receipt of the application for statutory purposes will be on March 3.

Motion carried unanimously.

John Guskowski suggested that Attorney Tom Metcalf review the application. Carla Feroni and Linda Herman will review applications for an engineer to review this application. A Special Meeting will be held at the site walk for formal receipt of the application and appointment of the review engineer.

Application Receipt – River Sound Development Subdivision, Ingham Hill Rd.

It was submitted by Doane-Collins and John Guskowski presented the application. This is 36 acres at the end of Ingham Hill, the Essex portion of “the Preserve”. It is proposed as a conservation/open space subdivision. Two sets of plans were submitted. It abuts Old Saybrook and Westbrook so it must be referred to both of those towns and to CRERPA. The Public Hearing will be at the April 19th meeting.

Motion by Carla Feroni and **seconded** by Linda Herman to accept the application from River Sound Development. **Motion carried unanimously.**

John Guskowski will bring names of potential attorneys to the March meeting for review.

Motion by Claire Tiernan and **seconded** by Linda Herman to set the Public Hearing for April 19th. **Motion carried unanimously.**

Referral from Zoning Commission: Essex Glen Approval Modification

Attorney Lomme presented. The proposal is a change of nomenclature from active adult to targeted adult. Under the old statute, 25% of people under 55 could live there. They are 2 bedroom units. This is a text change to zoning regulations. It is currently an approved application in an active adult zone. If there is a regulatory change, the approval is grandfathered as an active adult development. After the Zoning approval Essex Glen can then come back to the Planning Commission to modify the special permit.

John Guskowski discussed the Plan of Conservation and Development and noted it encourages more mixed-use developments.

Motion by Carla Feroni and **seconded** by Linda Herman to schedule a Public Hearing for the proposed text amendment by Essex Glen LLC for March 8. **Motion carried unanimously.**

4. Old Business

Peterson Re-Subdivision

Engineer Bob Doane asked for it to be further tabled until March. Time is running out and action needs to be taken in March.

Engineering Consultant

Carla Feroni and Linda Herman are reviewing applications.

Transportation Study Implementation: Traffic Calming Subcommittee

At the last meeting an ad hoc sub committee to study traffic calming measures with the Grove St area as a pilot was approved. A draft statement of purpose and charge was reviewed.

Proposed charge language was reviewed. Words in question were “historic” and “children and senior citizens”. There was discussion on areas that would be targeted. Wording was revised. John Guskowski explained that a pilot is manageable and specific and after looking at Grove St., it can be applied to other areas of town. Claire Tiernan will be the Planning representative. The Selectmen will be asked for representation as the traffic authority. Zoning and EDC representatives will be sought.

Motion by Alan Kerr and **seconded** by Claire Tiernan to establish the Ad-Hoc Subcommittee to Study Traffic Options Promoting Public Safety. **Motion carried unanimously.**

EPA Sustainable Communities: Accessory Apartment Regulations

John Guskowski referred to p. 53 of the Plan of Conservation and Development, which refers to increasing the housing stock of affordable housing. There was discussion on wording, particularly on square footage.

5. Reports from Committees and Officers

Report from Inland Wetlands Representative

Claire Tiernan reported the Foxboro proposal was discussed. The addition of a view easement will be deeded.

Mr. Picard’s permit was reviewed. There is continuing discussion of drainage on his property.

Report from CRERPA Representative

Alan Kerr reported on more discussion of the merger. The new office may be on Bridge St. in Deep River.

The Shoreline Clinic will be moving further down Rt.153. The heliport was discussed.

Essex should have another member on CRERPA, and should be appointed by the Board of Selectmen. Interest in Gateway was discussed.

Report from Economic Development Commission Representative

Bob Laundry reported they discussed a point of contact for new businesses.

Report from Architectural Design Review Subcommittee Representative

Neil Nichols reported. It was recommended that the recommendations be forwarded to the Zoning Commission requesting them to take action.

Chairman’s Report

The Planning Commission budget was approved as presented.

Planner's Report

The new process for payment of bills was discussed. John Guskowski reported he has completed application to the State Office of Culture and Tourism for a grant of \$10,000 for someone to prepare the application of nomination for the National Register for Ivoryton. This would create eligibility for grants. Mary Donahue is looking for the application.

OPM is looking for statements of cross endorsement of the Essex plan with the State Plan of Conservation and Development. The intent is to make the State Plan as simple as possible but a town would not be eligible for state funds if not in harmony with State Plan.

The Town's new E-newsletter was mentioned.

6. Correspondence and Invoices

Invoice for Planner services was reviewed.

Motion by Carla Feroni and **seconded** by Linda Herman to approve payment of invoice. **Motion carried unanimously.**

Vumbaco invoice was reviewed. **Motion** to approve payment was made by Alan Kerr and **seconded** by Carla Feroni. **Motion carried unanimously.**

Neil Nichols reported on his work with Town Historian. The meeting will wait until after the Historic District application occurs.

7. Adjournment

Motion to adjourn at 9:40 p.m. by Carla Feroni and **seconded** by Linda Herman. **Motion carried unanimously.**

Respectfully submitted,

Sandra Meinsen
Recording Secretary