

ESSEX PLANNING COMMISSION

December 8, 2011

7:30 p.m.

Essex Town Hall – Room A

PUBLIC HEARING

Call to Order and Seating of Members

Chair Tom Danyliw called the meeting to order at 7:30 p.m. Seated were Chair Tom Danyliw, Linda Herman, Alan Kerr, Ralph Monaco, and Carla Feroni. Also in attendance were Planner John Guskowski and alternates. Claire Tiernan, Neil Nichols and Bob Laundry.

Continued Public Hearings:

Vumbaco Re-Subdivision, Toby Hill Road

Bob Doane presented for the applicant. At the last meeting the open space option was given preference by the Commission but it doesn't work. The 3 lots would need a Zoning variance but it doesn't have hardship. The next best thing would be to eliminate the cul-de-sac, with a common drive serving the rear lot. This configuration has 6.6 acres of open space, 22% of open space is high ground, and a 60 ft. strip goes down to the open space. A 50 ft. strip will be conveyed to the town with 25 ft grading rights on each side. The town owned strip would be the access to the open space. Open space will be conveyed to the Land Trust and is more than half of the 12.84-acre parcel. Parking for the open space will be on the cul-de-sac. John Guskowski feels this is as far as it can go toward the desired open space and is a good compromise. The waiver is addressed in the original memo. John Guskowski reported that Tom Metcalf hasn't reviewed the latest revisions. The Land Trust approves of the changes. Fire Marshall Keith Nolin, in his letter dated November 28, noted the subdivision requirement of a 30,000-gallon water storage tank. It will be at corner of Joseph circle off Toby Hill. Any outstanding issues are administrative.

Motion was made by Ralph Monaco to close the Public Hearing of the Vumbaco Re-Subdivision. **Seconded** by Linda Herman. **Motion carried.**

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Peterson Re-Subdivision, Rosewood Lane

Bob Doane presented for the applicant. This is a proposal for 2 lots on Rosewood Lane. Draft documents from Peterson's attorney for open space have been received as well as a letter from Fire Marshall Keith Nolin. All of Tom Metcalf's comments have been addressed including monuments every 100 ft. John Guskowski read a letter from Attorney Royston. The applicant must now pursue one of the options outlined in his letter, which will require a Town Meeting. Bob Doane requested an extension so that Peterson's attorney can review Attorney Royston's letter.

Motion by Ralph Monaco to extend the Public Hearing until January and **seconded** by Linda Herman. **Motion carried unanimously.**

REGULAR MEETING

Chair Tom Danyliw called the Regular Meeting of the Essex Planning Commission to order at 8:30 p.m.

Seated were Chair Tom Danyliw, Linda Herman, Alan Kerr, Ralph Monaco, and Carla Feroni. Also in attendance were Planner John Guskowski and alternates. Claire Tiernan, Neil Nichols and Bob Laundry.

Approval of Minutes: November 10, 2011

Motion was made by Alan Kerr and **seconded** by Bob Laundry to approve the minutes of the November 10, 2011 meeting. **Motion carried** with Ralph Monaco abstaining.

October 26, 2011

Motion by Alan Kerr and **seconded** by Linda Herman to approve the minutes of the Special Meeting on October 26, 2011 discussing the Transportation Study. **Motion carried** with Ralph Monaco and Carla Feroni abstaining.

New Business

Schedule of Meetings, 2012

Motion by Linda Herman and **seconded** by Ralph Monaco to approve the schedule of meetings for 2012. **Motion carried unanimously.**

Election of Officers, 2012

Carla Feroni nominated Tom Danyliw as Chair of the Planning Commission for 2012. Seconded by Ralph Monaco. **Unanimously approved.**

Ralph Monaco nominated Linda Herman as Vice Chair for the Essex Planning Commission for 2012. Seconded by Tom Danyliw. **Unanimously approved.**

Old Business

Vumbaco Re-Subdivision

Public hearing was closed awaiting several reports.

Peterson Re-Subdivision

The Public Hearing was extended until January.

Engineering Consultant

Several applications have come in, but the new First Selectman Needleman pulled the posting in the paper. He doesn't feel it was handled properly. Tom Danyliw and John Guskowski will meet with Selectman Needleman. This has been an open and lengthy process. Planning and Wetlands can choose their own Engineer and proceed with the process. John Guskowski will make the point that Bob Doane has never been "appointed", nor did he ever apply for it. Tom Danyliw expressed that exceeding authority is an issue that needs to be addressed. This has been in the Planning minutes throughout the process for several years. It is important to determine the process. The notice was out for a week or two so some applications have been received. Tom Danyliw and John Guskowski will meet with Selectman Needleman on December 15.

Transportation Study Implementation

John Guskowski has discussed this with Selectman Needleman, and will create a preliminary list with numbers.

EPA Sustainable Communities/Affordable Housing

A memo from Zoning Chair Al Wolfgram was reviewed and discussed. It seems reactive, but presents two options. One is for the Planning Commission to draft its own proposed regulations, publicize and submit for consideration. The Planning Commission requested that Zoning address two issues. In the past, suggested changes have been more philosophical. The EPA Study identified a disconnect between the Plan of Conservation and Development and Zoning regulations. Affordable Housing is a statutory requirement. The EPA Study suggested accessory apartments and this is a way to address affordable housing. The current regulations discourage this. Transportation issues also need to be addressed. John Guskowski will begin to draft some proposals.

Report of Committees and Officers

Inland Wetlands

Nor report

CRERPA

No report

Economic Development Commission

No report

Architectural Design Review

A meeting was held on Dec. 6. Jessica Sypher was credited for merging lists for the renumbering report. The Town Meeting was broad based, frank, and heated. The Committee has been adjourned and the recommendations have been submitted to this Commission. Appreciation was extended to Neil Nichols for his good work as Chair.

This matter was tabled until the January meeting. Specific recommendations will be reviewed including the Commercial Design Review process. From here recommendations will go to Zoning.

Chairman's Report

Planner's Report

The meeting with Selectman Needleman will also be for general discussion on how best to work together.

A subdivision application will be coming for the "windmill property". The 11-acre parcel has been purchased. There will possibly be 6 homes.

The Mazda dealership is potentially going to be sold for a private car club. A boat launch has been discussed. John Guskowski is working with ZEO Joe Budrow on allowable uses. If the buyer assumes risk then no remediation is required.

Correspondence and Invoices

Motion by Linda Herman to approve payment of the invoice from Tom Metcalf.

Seconded by Ralph Monaco. **Motion carried.**

Adjournment

Motion by Linda Herman and **seconded** by Ralph Monaco to adjourn at 9:10 p.m.

Motion carried.

Respectfully submitted,

Sandra Meinsen

Recording Secretary