

# ESSEX ZONING COMMISSION

Monday, March 4, 2013  
Town Hall – Conference Room A  
Essex, Connecticut 06426

## MINUTES

### PUBLIC HEARING

Chairman, Al Wolfgram called the meeting to order at 7:00pm.

Seated for the public hearing were Al Wolfgram, Larry Shipman (Secretary), Jim Hill and Bill Reichenbach. Also in attendance were Attorney Peter Sipples and Zoning Enforcement Officer Joe Budrow.

1. **Application No. 12 – 23 – Bestway 2, LLC**

Mr. Wolfgram asked if there was anything new since the last meeting. Mr. Budrow said that he will add a site plan showing the proposed fuel tanker trucker route into the record. Mr. Wolfgram asked Mr. Budrow about a variance granted to the property for a freestanding sign that is located on the property. It was revealed that the variance was for location and size of a sign. The sign was allowed to be 2 feet from the side property line and 6 feet from the front property line. Sign size was allowed to be 44.5 square feet. Mr. Wolfgram asked if there were any questions from the public. He asked if there were any comments for or against the application. There were none.

Mr. Shipman moved to close the public hearing

2. **Application No. 12 – 24 – New England Commercial Properties, LLC**

The applicant was not present. A question arose on the date the public hearing was to be closed and it was determined that the date on the agenda was wrong.

### REGULAR MEETING

1. **Application No. 12 – 23 – Bestway 2, LLC**

Mr. Shipman made a motion to approve the application stating that findings show it complies with zoning regulation sections 120G and 130. He added as a condition that no signs be allowed on Route 9. Mr. Wolfgram added that a condition be attached that the truck delivery services be consistent with the site plan and that no trucks back out onto Main Street. Mr. Reichenbach seconded the motion.

Mr. Budrow mentioned that lagging zoning enforcement items were being addressed.

Mr. Wolfgram adjourned the meeting at 7:09 pm.

