



ESSEX PLANNING COMMISSION

REGULAR MEETING

Thursday, April 16, 2015

7:30 p.m.

Essex Town Hall – Meeting Room A

DRAFT MINUTES

1. Call to Order and Seating of Members

Chairman Tom Danyliw called the hearing to order at 7:32 p.m. Seated for the meeting were members Alan Kerr and Ralph Monaco. Seated for member Carla Feroni (absent) was John Ackermann, and seated for member Linda Herman (absent) was Bob Laundy. Also in attendance was Town Planner John Guskowski.

2. Approval of Minutes: February 5, 2015.

Motion to approve minutes of February 5, 2015 by Bob Laundy, seconded by John Ackermann. Motion carried unanimously.

Chairman Danyliw noted that the minutes from the March 19, 2015 were not official as that meeting lacked a quorum and was unable to conduct formal business.

3. New Business

There was no new business to discuss.

4. Old Business

a. PoCD – Plan Development Discussion

John Guskowski presented the working draft of the PoCD and discussed the organization and formatting. Chairman Danyliw stated that he thought the Plan was on track and solicited input from the Commission. John Guskowski noted a recent letter from the State of Connecticut to the Town setting a deadline for adoption of July 1, 2015. In the absence of compliance with that date, the First Selectman will have to write a letter to OPM explaining the Town's process and timeline, so as to avoid losing discretionary state funding. The Commission established a working timeline of public hearing and PoCD adoption in September, with the complete working draft done in July. The Commissioners agreed on a streamlined Plan, and John Guskowski offered to provide a draft layout of a completed portion of the Plan for approval.

John Ackermann led a discussion of the Energy Sustainability section, and proposed that the references to ICLEI be removed and Bob Laundy stated that they should be

replaced with the Town's Clean Energy commitments. The Commission discussed the development nodes and the land use map as a policy document as well as how to depict the Plan's policy of encouraging development in the nodes without being overly prescriptive about specific parcel changes. The Commission will examine and discuss the current Zoning map next meeting.

b. Ivoryton MSIF Grant Update

John Guszowski reported that the contractor had been selected for Ivoryton, and work would be beginning next week, starting with Connecticut Water replacing some lines in Main Street. Sidewalk and park construction would begin after that.

c. Centerbrook Village

The Town has not yet received word on the status of their STEAP Grant application.

d. Foxboro Point Subdivision Easement Enforcement

John Guszowski communicated with Attorney Terry Lomme and would be scheduling a site walk with Drew Finkleday, the landscape contractor, to determine what clearing had been done in the fall.

5. Report of Committees and Officers

a. Report from Inland Wetlands Representative

John Ackermann is no longer participating in Wetlands meetings, but still receives the reporting, and stated that the Wetlands Commission approved the new driveway for the Witch Hazel complex to access Main Street directly.

b. Report from RiverCOG Representative

Alan Kerr reported that the COG is working on a more efficient procedure for reviewing and commenting on inter-municipal referrals, which tends to take up a great deal of discussion time. They are also reviewing the long-range Regional Transportation Plan, which will have a public hearing later in April. John Ackermann asked about the report on the freight line, and it was believed that this was part of the long-range plan. Alan Kerr also mentioned that Sam Gold, the new COG director, had been participating in these meetings.

c. Report from Economic Development Representative

Bob Laundry reported that the EDC was concerned about the clearing by DOT in the Gateway area and along Route 9, and was working with Augie Pampel to address removal and retention of trees. The EDC also had discussed several specific zoning concerns, were businesses along Plains Road were seeking to have uses not currently allowed by Zoning. No progress had been reported on signage regulations.

d. Chairman's Report

Chairman Danyliw had no further report.

e. Planner's Report

John Guszowski reported that design work was progressing on the Walnut Street bridge, and that he had participated in preliminary discussions with developers looking at a redevelopment project at the former Iron Chef property.

6. **Correspondence & Invoices**

Chairman Danyliw noted the invoice from CME Associates and discussed whether the Commission needed to formally approve payment. Because the item (Planning Services) had been budgeted and was under a fixed-fee contract, the Finance Director indicated that a vote was not necessary for approval of payment.

7. **Adjournment**

Motion to adjourn by Ralph Monaco, seconded by Alan Kerr. Motion carried unanimously.
Chairman Danyliw adjourned the meeting at 8:46 p.m.

Respectfully submitted,

John Guskowski
Town Planner (Consulting)

RECEIVED FOR RECORD
04/20 20 15 at 9:45 A.M.
Yvonne M. Kozick
ESSEX, CT TOWN CLERK *jsant*