



## ESSEX PLANNING & ZONING COMMISSION

SPECIAL MEETING  
Tuesday, March 16, 2021  
7:00 p.m.  
Meeting Held Via Zoom Video Conference

### Meeting Recording:

<https://www.dropbox.com/s/jpewgrfk15tq4b6/P%26Z%20video%2003%2016%2021.mp4?dl=0>

### DRAFT MINUTES

#### 1. Call to Order and Seating of Members

Chairman Russ Smith called the meeting to order at 5:31 p.m. In attendance, via videoconference, for the meeting were Members Jane Siris, Mark Reeves, Gary Riggio, Robert Day, and seated for Ralph Monaco was Alternate Jeff Lovelace. Also in attendance were Land Use Official Carey Duques, Attorney Larry Shipman, and Planning Consultant John Guskowski.

#### 2. Public Hearing and Possible Action

a. Application No. 21-2 – Bertie Deming Heimer, 17 Mack Lane – An application for a Special Exception to construct a single-family dwelling with over 4,000 square feet of floor area on a property within the Gateway Conservation District (*Received February 2, 2021*)

Chairman Smith requested applicant's representative Joe Wren to present the application. Mr. Wren introduced the applicant and project architect, and noted a letter of support and approval from the Gateway Commission. He noted the posted sign for the public hearing and presented the site plan, which replaces an older recently removed house with a new single-family property of more than 4,000 square feet, along with an inground pool and accessory facilities. He described the meadow-grass plantings and other landscaping, including fencing and site lighting, as well as the floating docks.

Applicant's representative Daniel Otte described the architecture of the building and the inspiration for the colonial style of the new construction. He then reviewed the building floor plan. Finally, he reviewed the Special Exception consideration criteria and described how the application complied. Joe Wren presented a viewshed analysis as submitted to the Gateway Commission.

Ralph Monaco arrived at approximately 5:43 p.m. Jane Siris asked about the allowable square footage, and Joe Wren described the permit allowances, as well as the fact that the Gateway Commission approved the project. Carey Duques clarified that the relevant issue was not building size, but lot coverage, which is proposed to be in compliance with the Zoning Regulations. Jeff Lovelace asked about the single garage, which Daniel Otte noted was a client preference. Joe Wren stated that they had a positive referral from the Wetlands Commission, as part of the ZBA approval. Chairman Smith confirmed with Carey Duques that there was no objection nor testimony from neighboring properties. Ralph Monaco asked about the three existing floating docks, which the owner stated were of uncertain origin. The Commission discussed the permitting procedures for the dock moving forward. Joe Wren testified that he received a positive review from the Town sanitarian, but did not have a hard-copy record of that. He stated it should be within the Town files.

Chairman Smith asked about the reason for the variance request, and Joe Wren discussed the vegetated buffer requirement that wasn't a clear variance issue, but they proceeded with it. In addition, they sought variances from the Gateway Commission buffer areas, and received those. Jane Siris noted that she believed this design was more appropriate to the context than the prior house. Ralph Monaco asked Joe Wren to review the details of the septic system, which he did. There was some additional general discussion about the existence of the docks. There were no further questions or testimony.

**Motion to close the public hearing by Mark Reeves, seconded by Jane Siris. Motion carried unanimously.**

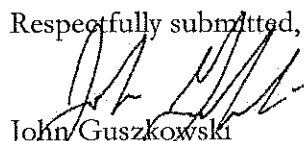
**Motion to approve Application No. 21-2 per Sections 101J and 130 of the Zoning Regulations with the condition that the letter of approval from the sanitarian been included with the formal application record by Jane Siris, seconded by Mark Reeves. Motion carried unanimously.**

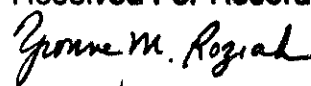
3. Invoices  
a. Clough, Harbour & Associates, LLP for Planning Services  
b. Schaller Associates, Inc./DBA Signs and Graphx for signs and magnets

**Motion to approve payment of invoices by Mark Reeves, seconded by Jeff Lovelace. Motion carried unanimously.**

4. Adjournment

**Motion to adjourn by Robert Day, seconded by Mark Reeves. Motion carried unanimously.** Meeting was adjourned at 6:22 p.m.

Respectfully submitted,  
  
John Guskowski  
Consulting Town Planner

Received For Record  
  
03/17, 20<sup>21</sup>  
Assist. Town Clerk, Essex, CT

@ 11:40  
A.M.