

TOWN OF ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

MEETING MINUTES – Monday, April 20, 2020

PUBLIC HEARING

Present: Larry Shipman, Chairman
Bill Reichenbach, Secretary
Jim Hill, Regular Member
Mark Reeves Regular Member
Alternate Member Robert Day III
Alternate Member Russ Smith
Alternate Member Jeffrey Lovelace
Alternate Member Thomas Carroll

Also present: Joe Budrow, Zoning Enforcement Official

CALL TO ORDER: Larry Shipman, Chairman, called the public hearing to order at 7:00 p.m. Seated for the public hearing were regular members Larry Shipman, Russ Smith, Bill Reichenbach, Jim Hill, and Mark Reeves.

Application 20-4 – Ruthann Paulin and Peter Glyman – 20 Main Street, Essex, CT – A petition for a change to the town’s zoning map to move a district line that would allow the property at 20 Main Street, Essex to be entirely within the Essex Village District.

Joe Budrow reminded the audience of the notice of public hearing of the Essex Zoning Commission that is published in the Hartford Courant.

Larry Shipman read a letter dated February 17th from the Essex Planning Commission for the application, and the Essex Planning Commission gave a positive comment on the map change based on allowing increased activity in the village district.

Bill Reichenbach, read a letter to the audience that was submitted February 14th, 2020 from Mr. Chuck Atwood, resident of 30 Main Street also has a split lot. Chuck Atwood is concerned that the applicant’s lot may become precedent to the other lots in the surrounding area. Overall requesting the zoning proposal to be denied.

Attorney Terry Lomme made a presentation for the property. He showed an area map of 20 Main Street and the neighboring residences to examine the split zone lines.

Attorney Ed Cassella is representing Natalie and Sam Golding, who reside at 6 Meigs Lane, north of the southern portion of 20 Main Street. He began his presentation that stated his clients, the Goldings, who live on the neighboring property to the applicant, are opposed to this project. Potential "overdevelopment" is a concern for his clients.

Attorney Ed Cassella expressed further concerns on the garage construction on the 20 Main Street property. Attorney Ed Cassella believes changing regulations can cause negatives impacts on properties nearby, potentially opening a host of zoning options for over development of the southern piece of property.

Attorney Terry Lomme elaborates his standpoint of the properties on the split zone property map in response to Attorney Ed Cassella's prior presentation.

Larry Shipman questioned how many other residential lots it would impact. Attorney Terry Lomme replied that other properties are in split zones. The original idea was not to include the waterfront properties due to concern for over development.

Hope Proctor, the architect representing the Glyman's responded in the meeting, stating that the property values would increase not decrease and reassures the audience that views of the surrounding properties of 20 Main Street would not be obstructed. Hope Proctor provides more information about setbacks and requirements and overall structure of the 20 Main Street home and garage within the property map shown to the audience.

Thomas Carroll called into the Zoom meeting via phone and asked questions about the number of structures and wanted a further explanation of the decreased property value that was mentioned earlier by Attorney Ed Cassella.

Attorney Ed Cassella responded to Thomas Carroll and answered his questions about the concerns of decreased property value caused by potential over development.

Applicant Ruthann Paulin Glyman responded to Attorney Ed Cassella and the audience stating she offered Attorney Ed Cassella's client the Goldings, a "view easement," but it was turned down by the Goldings.

Applicant Ruthann Paulin Glyman read her letter to the commission audience regarding the zone change request. Applicant Ruthann Paulin Glyman expressed her and her family's efforts to pursue the zone change respectfully.

Questions and comments were opened to the audience.

Attorney Terry Lomme answered some questions of the commission.

MOTION made by Larry Shipman yielded to no decision and to continue this application to the next hearing on May 18th, 2020, and for the homeowners at 20 Main Street Ruthann Paulin and Peter Glyman to provide property drawings for a visual. Mark Reeves seconded the motion. All in favor, **Motion carried, 5-0.**

REGULAR MEETING

1. **CALL TO ORDER:** Larry Shipman, Chairman called the regular meeting to order at 8:37 p.m. Seated for the public hearing were regular members Larry Shipman, Russ Smith, Bill Reichenbach, Jim Hill, and Mark Reeves.

2. APPROVAL OF THE AGENDA

No changes were made.

3. RECEIPT OF NEW APPLICATIONS

No new applications received at this time.

4. NEW BUSINESS

Application 20-4 – Ruthann Paulin and Peter Glyman – 20 Main Street, Essex, CT – A petition for a change to the town’s zoning map to move a district line that would allow the property at 20 Main Street, Essex to be entirely within the Essex Village District. The hearing was continued to the next meeting on May 18, 2020, with provided layout drawings from the Glyman’s.

5. OLD BUSINESS

None.

6. VISITORS AND GUESTS

None.

7. REPORT FROM LEGAL COUNSEL AND ZONING ENFORCEMENT OFFICIAL

None.

8. OTHER BUSINESS

None.

Memorandums of Decisions:

MOTION made by Larry Shipman to approve of the Memorandum of Decision for **Application No. 20-2 – Verogy c/o Essex Meadows, 30 Bokum Road** – ground-mounted solar

array project with 810 modules, a 20' x 99' carport and associated equipment. Rob Day III seconded the motion. All in favor, **Motion carried, 5-0.**

9. APPROVAL OF MINUTES

MOTION made by Bill Reichenbach to approve the minutes of the February 24, 2020 meeting Mark Reeves seconded the motion. All in favor, **Motion carried, 5-0.**

10. CORRESPONDENCE AND PAYMENT OF BILLS

None.

11. ADJOURNMENT

MOTION made by Rob Day III to adjourn the meeting at 8:53 p.m. Mark Reeves seconded the motion. All in favor, **Motion carried, 5-0.**

Respectfully submitted,

Kristin Gleason
Zoning Board Clerk