

ESSEX ZONING COMMISSION
29 WEST AVENUE – ESSEX, CT 06426

Monday, February 27, 2012
Town Hall – Conference Room A
Essex, Connecticut
7:00 p.m.

REGULAR MEETING

The meeting was called to order by Chair Al Wolfgram at 7:05 p.m.
Seated for the regular meeting were Chair Al Wolfgram, Secretary Larry Shipman, regular members Jim Hill, and Bill Reichenbach. Alternate Robert Connelly was seated for absent member Susan Uihlein. Also present were alternate Jeff Lovelace and Zoning Enforcement Officer Joe Budrow. Attorney Peter Sipples was absent.

1. NEW BUSINESS

There was none.

2. OLD BUSINESS

There was none.

3. RECEIPT OF NEW APPLICATIONS

Application 21 – 2 – Application for an accessory apartment to be located at 23 Rosewood Lane, Ivoryton. Charlene Patrick is the applicant. (Public Hearing is to be opened by April 30, 2012).

This is an accessory apartment on an existing house. The apartment would be 660 sq. ft. Health Dept. approval has been received with the recommendation for a 2,000-gallon septic in the future. 2 parking spaces will be added. Deep River will be notified as they are within 500 ft. Two variances were necessary.

Motion by Larry Shipman and **seconded** by Bill Reichenbach to accept Application 21 – 2 and set it for a Public Hearing on March 19, 2012. **Motion carried unanimously.**

Application 12 – 3 – Application to locate a barbershop within a space at 61 Main St. Centerbrook. Meagan Wozniak is the applicant. (Public Hearing to be opened by April 30, 2012).

Proposal is to open a 2-chair barbershop in the Visiting Nurses plaza. 2 parking spaces per chair are required. Perk testing passed and the Health Dept. signed off on the use. They are asking for a waiver on the site plan drawing.

Motion by Robert Connelly to accept application 12-3 and set it for a Public Hearing on March 19, 2012. Larry Shipman **amended the motion** to add waiver request on the certification on the attached map and that the ZEO check the files for anything more up to date. Bill Reichenbach **seconded** the motion. **Motion carried unanimously.**

Motion by Jim Hill and **seconded** by Larry Shipman to move the digital map and regulation amendments to the April meeting. **Motion carried unanimously.**

4. REPORT FROM LEGAL COUNSEL AND ZONING ENFORCEMENT AGENT

Zoning Enforcement Officer Joe Budrow reported on the Bombaci appeal on the 52 Plains Rd. property. Attorney Chris Smith, has provided documentation that a tree service business existed on that property before early 1966 or sooner, on the limited industrial side through employment and tax records. Mr. Budrow is waiting on the affidavit from Attorney Smith to validate that there was only one Bombaci property on Plains Rd. at that time.

Enforcement update. The CT Valley Railroad is a private company leasing from the state. It is actually 3 parcels of property. They will be proposing expanding the train repair building. They need to come before Zoning to explain what exists on site.

The incubator building on Plains Rd. came in with an as built and appears to match what was there.

5. OTHER BUSINESS

Workshop to discuss the Gateway Conservation District

The Commission identified 3 issues that needed to be discussed; 1) moving forward with some kind of revision or leaving the plan as is, 2) what the map should look like, 3) what the regulations should be. Former ZEO Marion Staye and Al Wolfgram came up with the blue line on the map as an alternative to the original red line identifying the Gateway zone.

Bill Reichenbach suggested developing a starting point that meets the needs of Essex and Gateway's criteria, and then seek their response. After discussion there was consensus to move forward. The map of August 2011 was reviewed as well as regulations and standards.

Gateway has reviewed Zoning applications in the past. They have legislative authority to review. Impact would be on new construction.

Changes were made to the map, and to the language of the regulations.

Modifications will be made and brought back to the Commission in April for review.

6. VISITORS AND GUESTS

Cynthia David attended a Hearing in Hartford spoke about Bill 51-28 in Hartford. Wally Schieferdecker, Bruce MacMillan, and John Ackerman commented on Gateway.

7. APPROVAL OF MINUTES

Motion by Larry Shipman to approve the minutes of the January 23, 2012 meeting and **seconded** by Bill Reichenbach. **Motion carried unanimously.**

8. CORRESPONDENCE AND PAYMENT OF BILLS

None

9. ADJOURNMENT

Motion by Jim Hill and **seconded** by Larry Shipman to adjourn at 9:20 p.m. **Motion carried unanimously.**

Respectfully submitted,

Sandra Meinsen
Recording Secretary