

**ESSEX ZONING COMMISSION**  
**29 WEST AVENUE – ESSEX, CT 06426**

**Monday, May 16, 2011**  
**Town Hall - Auditorium**  
**Essex, Connecticut**  
7:00 p.m.

**RECORD OF THE VOTE**  
**PUBLIC HEARING**

The Public Hearing was called to order at 7:06 p.m. by Chair Al Wolfgram.  
The Chair read the following applications into the record.

- 1) **Application 11-1** (Continued from April 25<sup>th</sup>) – Petition submitted by the Essex Zoning Commission to amend a district boundary for three (3) properties along industrial Park Rd. and for a newly created Business District along a portion of Plains Road.

**Application 11-2** (Continued from April 25<sup>th</sup>) - Petition submitted by the Essex Zoning Commission to amend text in Section 90 of the zoning regulations and add “Manufacturing – Light” to definition.

**Application 11-3** (Continued from April 25<sup>th</sup>) – Petition submitted by the Essex Zoning Commission to establish a new section to the zoning regulations for a newly created Business zone.

Seated for the Public Hearing were Chairman Al Wolfgram, regular members Susan Uihlein, Larry Shipman, and Lillian Mosa.

Also in attendance were Attorney Peter Sipples, Former Zoning Enforcement Officer Marian Staye, and current Zoning Enforcement Officer Joe Budrow.

**Motion** was made by Susan Uihlein and **seconded** by Larry Shipman to adjourn the Public Hearing and proceed to the Regular Meeting. **Motion carried.**

Seated for the Regular Meeting were Chair Al Wolfgram, regular members Susan Uihlein, Secretary Larry Shipman, and Lillian Mosa.

**Motion** by Lillian Mosa and **seconded** by Susan Uihlein to amend the agenda to go to item 6. OTHER BUSINESS. **Motion carried.**

**Motion** by Larry Shipman and **seconded** by Susan Uihlein to move alternate Jim Hill up to a regular member of the Zoning Commission. **Motion carried unanimously.**

**Motion** by Susan Uihlein to adjourn the Regular Meeting and go back to the Public Hearing. **Seconded** by Lillian Mosa. **Motion carried unanimously.**

**Motion** was made by Susan Uihlein and **seconded** by Larry Shipman to continue the Public Hearing to June 20. **Motion carried.**

**Application 11-4** – Application for a martial arts studio to be located at 46 Plains Road, Unit #6, Map 52 Lot 3. New England Commercial Properties, LLC is the applicant.

**Motion** by Susan Uihlein and **seconded** by Lillian Mosa to receive, the application, accept the waivers as provided but with clarification, and set the Public Hearing date. **Motion carried unanimously.**

**Motion** to approve the minutes of the April 25, 2011 was made by Larry Shipman and **seconded** by Lillian Mosa. **Motion carried unanimously.**

**Motion** by Susan Uihlein, and **seconded** by Lillian Mosa to approve payment of bills pending availability of funds. **Motion carried unanimously.**

**Motion** to adjourn by Susan Uihlein and **seconded** by Lillian Mosa at 9:10 p.m. **Motion carried unanimously.**

Respectfully submitted,

Sandra Meinsen  
Acting Recording Secretary