

**ESSEX ZONING COMMISSION**  
29 WEST AVENUE

Monday, July 18, 2011  
Town Hall – Conference Room A  
Essex, Connecticut  
7:00 p.m.

**PUBLIC HEARING**

In attendance were: Chair Alvin Wolfgram, Susan Uihlein, Larry Shipman, Lillian Mosa, Jim Hill, and alternate Bill Reichenbach. Alternate Robert Connelly was absent. Also in attendance were Zoning Enforcement Officer Joe Budrow, Attorney Peter Sipples, and former Zoning Enforcement Officer Marian Staye.

Chair Al Wolfgram opened the Public Hearing at 7:00.  
Seated were Chair Al Wolfgram, Susan Uihlein, Lillian Mosa, Larry Shipman, and Jim Hill.

**Motion** by Susan Uihlein to commence the Public Hearing for Application 11-5 on August 15, 2011. **Seconded** by Lillian Mosa. **Motion carried unanimously.**

**REGULAR MEETING**

**NEW BUSINESS**

Seated for the regular meeting were Chair Al Wolfgram, Susan Uihlein, Lillian Mosa, Larry Shipman, and Jim Hill.

**Motion** by Susan Uihlein to go to Item 4., Visitors and Guests. **Seconded** by Lillian Mosa. **Motion carried unanimously.**

**Motion** was made by Susan Uihlein to go to Item 5, Report from ZEO – Enforcement Updates. **Seconded** by Jim Hill. **Motion carried unanimously.**

**NEW BUSINESS**

**Motion** by Susan Uihlein to resume the regular meeting with the New Business Item 1. portion of the meeting. **Seconded** by Lillian Mosa. **Motion carried unanimously.**

**Motion** made by Susan Uihlein to approve Application 11-1 - Petition submitted by the Essex Zoning Commission to amend a district boundary for three (3) properties along Industrial Park Road for a newly created Business District along Plains Road as being consistent with the Plan of Conservation and Development with an effective date of September 1, 2011. **Seconded** by Lillian Mosa. **Motion carried unanimously.**

**Motion** was made by Larry Shipman to approve 11-2 Petition submitted by the Essex Zoning Commission to amend Section 90 of the zoning regulations and add "Manufacturing – Light" to definitions, including changes made in this discussion to 90A.1.L, and to 90.B.8. and that this is consistent with the Plan of Conservation and Development effective September 1, 2011. **Seconded** by Lillian Mosa. **Motion carried unanimously.**

**Motion** by Larry Shipman to approve Application 11-3 – Petition by the Essex Zoning Commission to establish a new section to the zoning regulations for a newly created Business zone including the revisions of: 82A changing "mixed use Business zone" to "Business District", replace 82B.3 BEST MANAGEMENT PRACTICES with the provisions included in 90B.8, and the change 82 A.2.R, and this is consistent with the Plan of Conservation and Development, effective September 1, 2011. **Seconded** by Susan Uihlein. **Motion carried unanimously.**

**Motion** by Larry Shipman to approve Memorandum of Decision on Application 11-4. **Seconded** by Lillian Mosa. **Motion carried unanimously.**

Motion by Susan Uihlein to pay invoices pending availability of funds. Seconded by Lillian Mosa. Motion carried unanimously.

**Motion** to adjourn at 9:00 by Larry Shipman. **Seconded** by Susan Uihlein. **Motion carried.**

Respectfully submitted,

Sandra Meinsen  
Zoning Clerk