

Zoning Commission Meeting

Essex Town Hall – Meeting Room A – 7:00 p.m.

February 24, 2014

MINUTES

PUBLIC HEARINGS

Seated were: Al Wolfgram, Chair, Larry Shipman, Secretary, Jim Hill, and Bill Reichenbach. Also in attendance Joseph Budrow, ZEA. Absent: Susan Uihlein, Vice Chair, Alternates: Jeffrey Lovelace, Barbara Zernike and Adrienne Forrest and Attorney Peter Sipples.

Al Wolfgram called the meeting to order at 7:03 p.m.

Application No. 13-24 – Essex Zoning Commission – A petition to amend section 70 (Essex Village District) of the Essex Zoning Regulations.

Joe Budrow, ZEA, discussed the submitted Economic Development Commission letter dated January 13, 2014 addressed to Essex Zoning Commission and they support the changes. Joe Budrow, ZEA will check back with Planning Commission and check on their official response prior to approval. Al Wolfgram asked Joe to get the official approval from Planning and bring them up to date on changes since November. Joe reviewed the draft changes that he has reviewed with Attorney Peter Sipples to Section 70 (Essex Village District).

Motion made by Jim Hill to extend Application No. 13-24 – Essex Zoning Commission to the next regular meeting March, 17, 2014. Seconded by Bill Reichenbach. Passed unanimously. Motion carried.

Application 13-25 – Essex Zoning Commission – A petition to amend Section 80 (Commercial District) of the Essex Zoning Regulations.

Joe Budrow, ZEA reviewed the changes in the draft of Section 80. The memo from the Economic Development Commission dated January 13, 2014 also applies to this application. This application also needs approval from the Planning Commission and Joe will follow up with them.

Motion made by Bill Reichenbach to extend Application No. 13-25 – Essex Zoning Commission to the next regular meeting on March 17, 2014, seconded by Jim Hill. Passed unanimously. Motion carried.

Application No. 14-2 – Christopher and Rene Gosman – an application to locate an attached accessory apartment within the dwelling at 2 Foxboro Road, Essex.

Larry Shipman, Secretary read the Public Notice.

Joe Budrow, ZEA indicated that the Health Department has approved this plan. Paul Riggio, VP, Richard Riggio & Sons, Inc. presented to Al Wolfgram the health department approval. Joe Budrow also indicated that this application is in compliance. Mr. Riggio reviewed with the Commission the request for exception to Sections 120 and 130 for an accessory apartment to the existing property above the garage and also reviewed the proposed parking layout.

Motion made by Larry Shipman to close public hearing on Application No. 14-2 – Christopher and Rene Gosman, seconded by Jim Hill. Passed unanimously. Motion carried.

REGULAR MEETING

Seated: As state above for Public Hearings

Meeting called to order by Al Wolfgram, Chairman at 7:25 p.m.

APPROVAL OF AGENDA:

A new Application No. 14-4 to be added under Item #5 – Receipt of New Applications.

OLD BUSINESS:

Application No. 13-24 has been moved to the March 17, 2014 meeting.

Application No. 13-25 has been moved to the March 17, 2014 meeting.

Application 14-2 – Christopher and Rene Gosman - the above hearing was closed.

Motion made by Larry Shipman to approve Application No. 14-2 – Christopher and Rene Gosman and finds that it conforms to Sections 120G and 130 of the Essex Zoning Regulations, seconded by Jim Hill. Passed unanimously. Motion carried.

Application No. 14-3 – Essex Elderly and Affordable Housing, Inc. – An application to locate a 22-unit residential development known as Essex Place on the property of 26 Main Street, Centerbrook, CT. Al Wolfgram requested to extend this public hearing until April when Attorney Sipples has returned to review deliberations and guide us on the action taken.

Al Wolfgram requested to Attorney Ed Cassella (representing the applicant) that he would like to see drainage calculations and a traffic study. Attorney Ed Cassella agreed to participate with the traffic study at the cost of the applicant.

Al Wolfgram indicated that he thought the neighboring property was approved by special exception, however, there may be a possible change to the access in and may need a modification change. Al also inquired as to the new proposal having some differences to our zoning regulations and would like a list as to what those differences are. Joe Budrow will discuss with Attorney Sipples these two issues. Attorney Cassella will also look at the multi-family residential dwellings in town for comparison. Joe Budrow discussed a memo from the Selectmen's office giving approval for them to go forward with this application.

Motion made by Jim Hill to accept Application No. 14-3 – Essex Elderly and Affordable Housing, Inc. and set for public hearing on March 17, 2014, seconded by Larry Shipman. Passed unanimously. Motion carried.

RECEIPT OF NEW APPLICATIONS:

Application No. 14-4 – Essex Village - A petition to amend zoning regulations and set for public hearing for March 17, 2014. A new homeowner coming into a property in the Village Residential District requests to open a family day-care home for children limiting to no more than 6. This would be a one-time use to Section 60.A.1 as a general principal use, indicating it would only require a zoning permit to add a family day care home in a residential location.

The Town is the applicant in this application with regards to the zone change. This request needs to be put in as a text change versus special exception and we will need a referral from the Planning Commission.

Motion made by Larry Shipman to accept Application No. 14-4 – Essex Village and set for public hearing for March 17, 2014, seconded by Jim Hill. Passed unanimously. Motion carried.

VISITORS AND GUESTS: NONE

REPORT FROM LEGAL COUNSEL & ZEA:

Joe Budrow discussed the three memos enclosed in the packets to Commission from Attorney Peter Sipples. 1) Memo to Commission re: Affordable Housing: Connecticut Statutes Section 8-30G, 2) Letter to Al Wolfram, Chairman, dated 2/11/14 re: Zoning Regulation Amendment to allow a property owner to convey land to the Town of Essex. 3) Memo to Al Wolfram, Chairman, dated 2/11/14 re: Subdivision and Non-Subdivision Lots. Al asked everyone on the Commission to read each memo/letter and determine whether or not we can relieve the Zoning Board of Appeals on variance applications.

Joe Budrow has also sent out five letters around to the town gas stations requesting them to tone down their advertising signage.

OTHER BUSINESS:

Al Wolfram suggested delaying the election of officers for another month.

APPROVAL OF MINUTES:

Motion made by Al Wolfram to approve the minutes of January 27, 2014, seconded by Jim Hill. Passed unanimously. Motion carried.

CORRESPONDENCE AND PAYMENT OF BILLS:

A bill for legal fees totaling \$3,013.33 has been submitted for payment.

Motion made by Bill Reichenbach to pay submitted legal bill subject to availability of funds. Seconded by Jim Hill. Passed unanimously. Motion carried.

ADJOURNMENT:

Motion made by Bill Reichenbach to adjourn meeting at 7:55 p.m. seconded by Jim Hill. Passed unanimously. Motion carried.

Respectfully submitted,

Yvonne Roziak
Recording Secretary