

Essex Zoning Commission
29 West Avenue, Essex, CT 06426

September 15, 2014
Meeting Minutes

PUBLIC HEARINGS

Seated: Larry Shipman, Chairman, Bill Reichenbach, Secretary, Jim Hill, Al Wolfgram, Jeffrey Lovelace for Susan Uilein. Also in attendance: Attorney Peter Sipples, Adrienne Forrest. Absent Joe Budrow, ZEA.

CALL TO ORDER: Larry Shipman Chairman, called the meeting to order at 7:00pm.

Application No. 14-6 Essex Zoning Commission - a petition to amend Section 111 (Signs and Lights) of the Essex Zoning Regulations. Waiting for correspondence from Planning Commission. Suggestion to table discussion till the October 20, 2014, Zoning meeting and give would also Zoning Commission time to review information received.

Motion made by Al Wolfgram to continue public hearing for Applications No. 14-6. Bill Reichenbach seconded the motion. All in favor. None opposed. Motion carried.

Application No. 14-7 – Essex Zoning Commission – a petition to amend Section 60 (Village Residence District) regarding minimum lot sizes and maximum building coverage. Waiting for response/correspondence from Planning Commission. Suggestion to table discussion till the October 20, 2014 Zoning meeting.

Motion made by Al Wolfgram to continue public hearing for Application No. 14-7. Bill Reichenbach seconded the motion. All in favor. None opposed. Motion carried.

Application No. 14-8 – Essex Zoning Commission – a petition to amend Section 61 (Rural Residence District) regarding minimum lot sizes and maximum building coverage. Waiting for comments/correspondence from Planning Commission. Suggestion to table discussion till the October 20, 2014 Zoning meeting.

Motion made by Al Wolfgram to continue public hearing for Application No. 14-8. Bill Reichenbach seconded motion. All in favor. None opposed. Motion carried.

REGULAR MEETING

Seated: Larry Shipman, Chairman, Bill Reichenbach, Secretary, Jim Hill, Al Wolfgram, Adrienne Forrest for Susan Uilein. Also in attendance: Jeffrey Lovelace, Attorney Peter Sipples. Absent Joe Budrow, ZEA.

1. CALL TO ORDER: Larry Shipman Chairman, called the meeting to order at 7:42 pm.

2. APROVAL OF THE AGENDA (additions/modifications)

Motion made by Jim Hill to approve September 15, 2014 agenda. Seconded by Bill Reichenbach. All in favor. None opposed. Motion carried.

3. NEW BUSINESS (none) No new applications have been received.

4. OLD BUSINESS

Applications No.s 14-6, 14-7, and 14-8 – Essex Zoning Commission – No new discussions. All applications to be left open and placed on next meetings agenda.

5. RECEIPT OF NEW APPLICATIONS (None)

6. VISITORS & GUESTS – None at this time.

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT AGENT

Legal Counsel report:

Attorney Sipples presented three Memorandums of Decision for signature.

Motion made by Bill Reichenbach to authorize Larry Shipman, Chairman, to sign Memorandum of Decision special exception Application No 14-12, Essex Yacht Club. Jim Hill seconded. All in favor. None opposed. Motion carried.

Motion made by Jeffrey Lovelace to authorize Larry Shipman, Chairman, to sign Memorandum of Decision special exception Application No. 14-13, Bank Lane LLC. Bill Reichenbach seconded. All in favor. None opposed. Motion carried.

Motion made by Bill Reichenbach to authorize Larry Shipman, Chairman, to sign Memorandum of Decision special exception Application No. 14-14, Gary Dayharsh. Seconded by Jim Hill. All in favor. None opposed. Motion carried.

Note: Cumberland Farms question regarding the changes they are making. Solution may be they cannot expand without variance.

Attorney Sipples is continuing to work on language for Zoning Commission By-Laws to be in compliance with Freedom of Information. For example: members recusing members vs members recusing themselves. Also, ordinance fees and amendments. Suggestion to review surrounding Towns for fee comparison.

ZEA Report: No report at this time

8. OTHER BUSINESS

9. APPROVAL OF ZONING COMMISSION MINUTES

Motion made by Bill Reichenbach to approve August 18, 2014 minutes. Jim Hill seconded. Al Wolfgram abstained. None opposed. Motion carried.

10. CORRESPONDENCE AND PAYMENT OF BILLS

Legal bill received from Attorney Sipples. Invoice of \$2,480.00.

Motion made by Al Wolfgram to pay legal bill subject to availability of funds. Bill Reichenbach seconded. All in favor. None opposed. Motion carried.

No independent correspondence received.

11. ADJOURNMENT

Motion made by Jeffrey Lovelace to adjourn meeting at 7:20 pm. Jim Hill seconded. All in favor. None opposed. Motion carried.

Next Schedule Zoning Commission meeting is Monday October 20, 2014.

Respectfully submitted,

Michelle Roise
Interim Recording Secretary