

# TOWN OF ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

MEETING MINUTES – January 27, 2020

## PUBLIC HEARING

Present: Larry Shipman, Chairman  
Russ Smith, Vice-Chairman  
Bill Reichenbach, Secretary  
Jim Hill, Regular Member  
Mark Reeves, Regular Member  
Jeffrey Lovelace, Alternate Member  
Thomas Carroll, Alternate Member  
Robert Day, Alternate Member

Also Present: Joe Budrow, Zoning Enforcement Official

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**CALL TO ORDER:** Larry Shipman, Chairman called the Public Hearing to order at 7:00 PM. Seated for the Public Hearing were Regular Members Larry Shipman, Russ Smith, Bill Reichenbach, Jim Hill and Mark Reeves.

**Application 19-28 – Ruthann Poulin and Peter Glyman** – 20 Main Street, Essex, CT – A Petition for a Change to the Town's Zoning Map to move a district line that would allow the property at 20 Main Street, Essex to be entirely within the Essex Village District.

Mr. Budrow stated that he did not get the referrals to the planning commission as required by state statute, therefore he will make sure they receive the referrals by February 13<sup>th</sup>.

Mr. Reichenbach read the legal notice into the record.

Mr. Budrow mentioned that there was no written correspondence.

Attorney Terry Lomme stood before the commission and presented the proposed changes on a property map.

Mr. Shipman asked how many other residential lots it would impact. Attorney Lomme said that there are other properties that are in split zones. The original idea was to not include the waterfront properties due to concern for over development.

Questions and comments were opened to the public.

Chuck Atwood, resident of 30 Main Street also has a split lot. He is concerned that the applicant's lot may become precedent to the other lots in the surrounding area.

Attorney Ed Cassella stated that his clients, the Goldings, who live on the neighboring property to the applicant, are opposed to this project. He will make comments at the next public hearing.

Attorney Lomme answered some questions of the commission.

**MOTION** made by Larry Shipman to continue this application to the next hearing on February 24, 2020. Mark Reeves seconded the motion. All in favor, **Motion carried, 5-0.**

**Application 19-29 – Matthew Strand, 47 Industrial Park Road, Centerbrook, CT** – An application for a Special Exception to locate an indoor recreational facility within a commercial space of an existing building at 47 Industrial Park Road.

Mr. Strand spoke about his plans to lease out his space to Ryan Spearrin and Nick Serto for Homefield LLC. This will be an open space facility with artificial turf for sports and recreation.

Mr. Budrow stated that the Fire Marshall has determined the legal occupancy to be 120 people. Therefore, based on Mr. Budrow's calculations, 40 spaces are required for this use. There are currently 39 spaces on site. Mr. Budrow mentioned that there is plenty of room on the far east side of the property to modify the site plan and show up to 18 extra spaces in reserve.

Soil testing is required due to the property being located in a high-water area. The property has two septic tanks that drain into a central well.

The hours of operation will be 10 am to 9 pm. The building is lit and provides sufficient light to the parking lot. The building's roof is 20 feet high in the corners and 25 feet high in the center.

There will be three employees. Outside coaches can come in to provide instruction. There will be no food or alcohol served on site.

The commission asked additional questions of Mr. Strand and Mr. Spearrin which they answered.

Nick Fomenko, town resident and Essex little league coach is in support of this application.

Mr. Spearrin stated that they are hoping to open by the end of February.

**MOTION** made by Bill Reichenbach to close this application. Mark Reeves seconded the motion. All in favor, **Motion carried, 5-0.**

## **REGULAR MEETING**

1. **CALL TO ORDER:** Larry Shipman, Chairman called the Regular Meeting to order at 7:38 PM. Seated for the Public Hearing were Regular Members Larry Shipman, Russ Smith, Bill Reichenbach, Jim Hill and Mark Reeves.

2. **APPROVAL OF THE AGENDA**

No changes were made.

3. **RECEIPT OF NEW APPLICATIONS**

**Application 20-1** – Verogy c/o Essex Meadows, 30 Bokum Road – A Minor Modification to a Previous Approval to allow a roof top solar installation on main building. Also, to allow a small accessory building to accommodate for a new generator.

Mr. Budrow explained that in the mid 1980's Essex Meadows was approved with a special exception. There have been additional minor modifications and special exceptions over the years.

Steve DeNino from Verogy and Tim Reynolds, Facilities Manager of Essex Meadows were present.

Mr. DeNino spoke in regard to the proposed project. This system will provide less than 30% solar energy with the new system. This is beneficial being that Essex Meadows uses a lot of energy.

The Commission asked some questions which Mr. DeNino and Mr. Reynolds answered. Mr. DeNino mentioned that this system will be 12 to 14 inches taller on the flat roof portion of the building. There will be no new maximum height on the roof.

**MOTION** made by Russ Smith to consider this application as a minor modification to a previous approval and to allow a rooftop solar installation on the main building and allow a small accessory building to accommodate a new generator. Mark Reeves seconded the motion. All in favor, **Motion carried, 5-0.**

**Application 20-2** – Verogy c/o Essex Meadows, 30 Bokum Road – An Application for a Special Exception to allow for a large freestanding solar array installation and a 4-bay carport for vehicle charging.

Mr. Smith refused himself for this application, therefore Mr. Day was seated for Mr. Smith.

Mr. DeNino explained the proposed array and that it would have a 6-foot-high fence. There plans call for a rooftop solar system on top of a carport. There will be 4 electric car charging stations within the carport.

The commission asked questions which were answered by Mr. DeNino.

**MOTION** made by Mark Reeves to accept this application and schedule for the next meeting on February 24, 2020. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

**4. NEW BUSINESS**

**Application 19-28** – Ruthann Poulin and Peter Glyman – 20 Main Street, Essex, CT – A Petition for a Change to the Town’s Zoning Map to move a district line that would allow the property at 20 Main Street, Essex to be entirely within the Essex Village District.

Continued to the next meeting on February 24, 2020.

**Application 19-29** – Matthew Strand, 47 Industrial Park Road, Centerbrook, CT – An application for a Special Exception to locate an indoor recreational facility within a commercial space of an existing building.

**MOTION** made by Russ Smith to approve this application, consistent with the plan of Conservation and Development and sections 90, 120, and 130G of the zoning regulations. Conditioned upon an adequate parking plan demonstrating spaces in reserve, and a review and approval from the town sanitarian. Mark Reeves seconded the motion. All in favor, **Motion carried, 5-0.**

**5. OLD BUSINESS**

None.

**6. VISITORS AND GUESTS**

None.

**7. REPORT FROM LEGAL COUNSEL AND ZONING ENFORCEMENT OFFICIAL**

None.

**8. OTHER BUSINESS**

Application 19-21 was scheduled for the public hearing on February 24, 2020. Applications 19-23 and 19-24 were scheduled for the public hearing on March 16, 2020.

**Memorandums of Decisions:**

**Application 19-16** – Nick Sapia, 130 Dennison Road – **MOTION** made by Bill Reichenbach to give approval for Larry Shipman to sign the Memorandum of Decision.

Russ Smith seconded the motion. All in favor, **Motion carried, 5-0.**

**Application 19-26** – **Stephen R. Cline, Trustee of the EST Irrevocable Trust, 75 Westbrook Road** – **MOTION** made by Jim Hill to give approval for Larry Shipman to sign the Memorandum of Decision. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

**Application 19-27** – **Jada Loutit, 63 Main Street, Essex, CT** – **MOTION** made by Jeff Lovelace to give approval for Larry Shipman to sign the Memorandum of Decision. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

**9. APPROVAL OF MINUTES**

**MOTION** made by Russ Smith to approve the minutes of the December 27, 2019 meeting. Jeff Lovelace seconded the motion. All in favor, **Motion carried, 5-0.**

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

None.

**11. ADJOURNMENT**

The next scheduled meeting is February 24, 2020.

**MOTION** made by Jim Hill to adjourn the meeting at 8:18 pm. Rob Day seconded the motion. All in favor, **Motion carried, 5-0.**

Shannon DeLorso,  
Zoning Board Clerk