

Essex Zoning Commission
Essex Town Hall
29 West Avenue - Essex, CT 06426

Monday, January 27, 2014

MINUTES

PUBLIC HEARINGS

Seated were: Al Wolfgram, Chairman, Jim Hill, Alternate Barbara Zernike for Larry Shipman, Secretary and Alternate Adrienne Forrest for absent member Susan Uihlein, Vice Chair. Also in attendance was Attorney Peter Sipples and ZEA, Joseph Budrow. Absent: Bill Reichenbach

Al Wolfgram, Chairman called meeting to order at 7:00 p.m.

Application No. 13-24 – Essex Zoning Commission – A petition to amend section 70 (Essex Village District) of the Essex zoning regulations. (Opening and closing of the public hearing at the discretion of the Commission).

Al Wolfgram, Chairman inquired as to whether or not the ZBA received their responses to their questions with regards to the application. Joe Budrow, ZEA indicated the Planning Commission did get our responses to their questions and that he also went to the Economic Development Commission and has a letter from them. Joe asked the Zoning Commission if they would extend this application to the February 24, 2014 meeting, as he does not have all the modifications this evening. Al Wolfgram asked Joe Budrow to incorporate the letter from the Planning Commission along with the Economic Development Commission letter when he presents the final comments from both next month.

Barbara Zernike made a motion to extend Application No. 13-24, Essex Zoning Commission to the next regular meeting on February 24, 2014, seconded by Jim Hill. Passed unanimously. Motion carried.

Application No. 13-25 – Essex Zoning Commission – A petition to amend Section 80 (Commercial District) of the Essex zoning regulations (Opening and closing of the public hearing at the discretion of the Commission).

Seated: Al Wolfgram, Chairman, Adrienne Forrest for absent member Susan Uihlein and Jim Hill. Joe Budrow asked to also extend this application to the February 24, 2014 meeting. Joe Budrow indicated that he will be responding to the Planning Commission and Economic Development Commission as they are in support of the elimination of the 10 seat rule.

Adrienne Forrest made motion to extend Application No. 13-25 – Essex Zoning Commission to the next regular meeting on February 24, 2014, seconded by Jim Hill. Passed unanimously. Motion carried.

REGULAR MEETING

CALL TO ORDER: Al Wolfgram, Chairman called the meeting to order at 7:15 p.m.

Seated: Al Wolfgram, Chair, Jim Hill, Barbara Zernike for absent Larry Shipman and Adrienne Forrest for absent member Susan Uihlein.

APPROVAL OF THE AGENDA:

Al Wolfgram requested to add Election of Officers be inserted under item #8.

Joe Budrow requested a change under new applications and indicated that Application No. 14-2 was misnumbered and should be Application No. 14-3. Application No. 14-2 is a request to add an accessory apartment to existing property at 2 Foxboro Road.

Jim Hill made a motion to approve the agenda with changes, seconded by Barbara Zernike. Passed unanimously. Motion carried.

NEW BUSINESS: None

OLD BUSINESS:

Al Wolfgram indicated that it was confirmed during the public hearing to move Application 13-24 and Application 13-25 to our next meeting on February 24, 2014.

RECEIPT OF NEW APPLICATIONS:

Application No. 14-1 – Essex Zoning Commission – An application to amend Section 60 (Village Residence District). (Opening and closing of the public hearing at the discretion of the Commission).

Joe Budrow indicated that this is a proposal to add a municipal office building, and police station as allowed uses within a Village Residence District. This proposal is a way to make the existing Town Hall be in conforming use within the district it is located. Al Wolfgram indicated we will need to forward to the Planning Commission and to the Gateway Commission for approval.

Motion made by Adrienne Forrest, to move Application No. 14-1 to public hearing March 17, 2014, seconded by Jim Hill. Passed. Motion carried.

Application No. 14-2 – To add an accessory apartment (above the garage) to existing property at 2 Foxboro Road. Joe Budrow indicated that the current garage has space above to add living space including a great room, kitchenette and a bathroom. The combined kitchen and bathroom would now be considered a separate dwelling unit and the applicant will resubmit a modified floor plan as well as approval from health department. Al Wolfgram indicated that we need to notify Gateway of this application as a courtesy. He also inquired as to the parking spaces required and whether or not that

was in the wetlands area. Al indicated we will have to have them show where the parking will be placed on the site plan.

Jim Hill made the motion to accept Application No. 14-2, and set hearing for February 24, 2014, seconded by Barbara Zernike. Passed unanimously. Motion carried.

Application No. 14-3 – A site plan application under affordable housing statutes. Al Wolfgram had to reclude himself from this application. With that, the Zoning Commission did not enough members for a quorum. Joe Budrow indicated that he received this application 10 days ago. Attorney Casella representing Essex Elderly and Affordable Housing indicated they wouldn't have an objection to sending this to public hearing. They wanted this to be looked at this evening as they did not foresee a lack of a quorum to cause an extension. Attorney Sipples suggested that they present to Zoning Commission next month, however, it could not be a public hearing the same night and would set that for the meeting in March.

VISITORS & GUESTS: Attorney Cassella and guests from Essex Elderly Housing.

REPORT FROM LEGAL COUNSEL AND ZEA:

Attorney Sipples discussed the elderly housing issues to consider and it being a very complicated procedure. He would like to write up a memorandum as to how this should work. He indicated if a denial is going to be made, you must look at the need as to there being any harm to the public and also the need for affordable housing.

Joe Budrow discussed the two zoning violations in each packet and the recent cease and desist situation in Town.

Al Wolfgram discussed the Perry property and inquired as to what is currently going on with ZBA with regards to that issue. This and another zoning regulation issue with ZBA needs to be discussed with Attorney Sipples and ZEA officer Joe Budrow.

OTHER BUSINESS:

Election of Officers. Two officers are absent at this meeting. Attorney Sipples state that Al Wolfgram remains in office until someone else is elected. Alternates will conduct the election. Al Wolfgram asked Joe Budrow to put this on the February 24, 2014 meeting agenda.

APPROVAL OF MINUTES OF December 16, 2014:

Al Wolfgram noted a correction to add Adrienne's last name "Forrest" to the first paragraph under seated.

Adrienne Forrest made a motion to accept the minutes with noted correction, seconded by Jim Hill. Passed unanimously. Motion carried.

CORRESPONDENCE AND PAYMENT OF BILLS:

A bill for legal fees totaling \$720.00 needs to be processed.

Barbara Zernike made motion to approve the payment of the legal bill based on the availability of funds, seconded by Jim Hill. Passed unanimously. Motion carried.

ADJOURNMENT:

Jim Hill made a motion to adjourn the meeting at 7:55 p.m., seconded by Barbara Zernike. Passed unanimously. Motion carried.

Respectfully submitted,

Yvonne Roziak