

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## RECORD OF THE VOTE – December 16, 2019

### PUBLIC HEARING

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

Absent: Mark Reeves, Regular Member

Also Present: Joe Budrow, Zoning Enforcement Official

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**MOTION** made by Russ Smith to close Application 19-16 – Nick Sapia, 130 Dennison Road. Jeff Lovelace seconded the motion. All in favor, **Motion carried, 5-0.**

**MOTION** made by Russ Smith to close Application 19-26 – Stephen R. Cline, Trustee of the **EST Irrevocable Trust, 75 Westbrook Road.** Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

### REGULAR MEETING

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

Absent: Mark Reeves, Regular Member

Also Present: Joe Budrow, Zoning Enforcement Official

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**MOTION** made by Russ Smith to approve Application 19-27 – **Jada Loutit, 63 Main Street, Essex, CT** for a minor modification to Special Exception 17-9, consistent with sections 71A.1 and 71A.2 of the Zoning Regulations.

**MOTION** made by Larry Shipman to accept Application 19-28 – **Ruthann Poulin and Peter Glyman** and schedule for the next meeting on January 27, 2020. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

**MOTION** made by Russ Smith to accept Application 19-29 – **Matthew Strand, 47 Industrial Park Road, Centerbrook, CT** and schedule for the next meeting on January 27, 2020. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

**MOTION** made by Russ Smith to approve Application 19-16 – **Nick Sapia, 130 Dennison Road**, conditioned upon the approval of the lighting plan by the Zoning Enforcement Officer and approval from the Health Department, consistent with the plan of Conservation and Development and Sections 80 and 120 of the regulations. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

**MOTION** made by Russ Smith to approve Application 19-26 – **Stephen R. Cline, Trustee of the EST Irrevocable Trust, 75 Westbrook Road**, with a condition that trucks exiting the parking lot must make a right hand turn only, consistent with sections 90A.1 and 90A.2 plus sections 120 and 130 of the regulations. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

**MOTION** made by Russ Smith to give approval for Larry Shipman to sign the Memorandum of Decision for Application 19-17 – **Cottage Food Operation**. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

**MOTION** made by Russ Smith to give approval for Larry Shipman to sign the Memorandum of Decision for Application 19-25 – **Peter Williams, 7 Hannah Lane**. Jim Hill seconded the motion. All in favor, **Motion carried, 5-0.**

**MOTION** made by Russ Smith to approve the minutes of the November 25, 2019 meeting. Larry Shipman seconded the motion. All in favor, **Motion carried, 5-0.**

**MOTION** made by Jeff Lovelace to adjourn the meeting at 8:32 pm. Bill Reichenbach seconded the motion. All in favor, **Motion carried, 5-0.**

Shannon DeLorso  
Zoning Board Clerk