

TOWN OF ESSEX ZONING BOARD OF ADJUSTMENT
DRAFT WORKSHOP MINUTES
APRIL 7, 2022

Note: This meeting was held in-person and virtually on Microsoft Teams.

ZONING BOARD OF ADJUSTMENT (ZBA) MEMBERS PRESENT:

In Person: Nick Martin, Chair, Michael Plageman; Tom Yandow, Clerk; Hubert Norton.

Virtually: Justin St. James

OTHERS PRESENT:

Sharon Kelley, Zoning Administrator.

Chairman Martin called the hearing to order at 6:02 p.m; noted that no one from the public was present and called out the ZBA members present.

AGENDA ITEM 1: DISCUSSION: ZBA TO DEVELOP A SCHEDULE TO ACCOMMODATE WORKING GROUPS FOR UPCOMING ZONING REGULATION AMENDMENTS.

Chairman Martin turned the meeting over to Board Members Plageman and Yandow as they were able to meet with the PC Chair and Vice-Chair as he had a work conflict.

Vice-Chair Plageman reported that both he and Board Member Yandow met virtually with both the Chair and Vice-Chair of the PC to have an understanding of what the PC is looking for from the ZBA. He felt the meeting was very productive and it was good to see what the PC is trying to accomplish with regulation updates. The PC would like the ZBA, as well as other committees/boards/commissions to review the topics listed on the PC Workplan and provide feedback to the PC. Plageman suggested it was not a bad idea to meet with other committees who have a vested interest and to know how they are proceeding; and to prevent the ZBA from pulling in different directions.

Sharon Kelley reported that she would be sharing briefs regarding some of the topics noted on the Planning Commission (PC) Workplan for the next meeting as prepared by the town planner.

Board Member Yandow stated there are 12 different topics on the Workplan for the ZBA to review and decide upon and provide feedback to the PC. Yandow noted that he is also on the Energy Committee and that committee quickly ran through the topics to determine which had an interest to them.

Chairman Martin ran through the list and the ZBA determined they are interested in the following topics:

- ETC Design Standards;
- Allowable/conditional uses in all zones;
- Performance standards. Board Member Norton used a 20' fence as an example and noted they will need to also look at the definitions in the Regulations;
- Inclusionary Zoning;
- Solar & Electric Charging Ready;
- Fort Ethan Allen (The ZBA suggested to sit in and watch);
- Energy Efficiency; and
- Old Historic Center

Board Member Norton requested to put this item back on the May agenda.

AGENDA ITEM 2: MINUTES: February 3, 2022: The minutes were tabled to the next meeting.

OTHER BUSINESS: Kelley reported that she is expecting applications for the May ZBA meeting.

The meeting adjourned at 6:53 p.m.

ZONING BOARD OF ADJUSTMENT

By:

Nick Martin, Chair