

TOWN OF ESSEX
PLANNING COMMISSION
MINUTES
June 9, 2022

Note: *This meeting was in-person and virtual on Teams.

PLANNING COMMISSION (PC) PRESENT:

IN PERSON: Dustin Brusco, PC Chair; Jonathan Schumacher; and Ned Daly

VIRTUAL: Josh Knox; John Mangan; and David Raphael

OTHERS PRESENT:

IN PERSON: Sharon Kelley, Zoning Administrator; Darren Schibler, Planner; Ron & Alice Siegriest; and Paula Duke.

VIRTUAL: None.

The meeting was called to order at 6:06 p.m. Chairman Brusco noted that there was no public internet available at this meeting. He called out the Commissioners present, both virtually and in the room; and provided the oath to the public.

AGENDA ITEM 1: PUBLIC COMMENTS: None.

AGENDA ITEM 2: CONSENT AGENDA:

- **BOUNDARY LINE ADJUSTMENT: Alice & Ronald Siegriest:** Proposal to convey 0.06 acres to 236 from 232 River Road located in the Medium Density Residential (R2) & Floodplain (C2) Zones. Tax Map 4, Parcels 10 & 10-3.

Commissioner Schumacher MOVED and Commissioner Mangan SECONDED a MOTION to approve the consent agenda as written. The MOTION passed 6-0.

AGENDA ITEM 3: MINUTES 5/26/2022:

Commissioner Raphael MOVED and Commissioner Schumacher SECONDED a MOTION to approve the 5/26/2022 minutes as written. The MOTION passed 6-0.

AGENDA ITEM 4: OTHER BUSINESS

Sharon Kelley informed the PC about a Public Utility Commission application for a 14.7kWAC net-metered ground-mounted solar array to be located at 143 Weed Road.

Chairman Brusco reported that he met with the Zoning Board of Adjustment (ZBA) at its June 2nd meeting to follow-up on the working groups with regards to the upcoming planning projects. Brusco stated that the Zoning Administrator provided several documents for the ZBA to review, however he felt what was missing was how to start the work. Brusco stated that the working groups are free to choose whichever topic(s) they find of interest.

Brusco noted that ZBA Member Norton suggested consolidating the definitions in both the zoning and subdivision regulations, noting that the definition for 'structure' was slightly different in these documents. Brusco thought this was a radical idea and he liked the

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suggestion. He suggested they create a reference document containing all definitions and bring to the Planning Commission. It may be possible to make this an appendix to both documents.

Bruso requested that the ZBA focus on the permitted and conditional uses for the Resource Preservation District – Industrial (RPD-I) Zone. He noted there was a risk to look too broadly so that the PC would not be able to move forward with any suggestions.

Bruso stated that both he and PC Vice-Chair Knox will go to the other working groups and will provide the information that was sent to the ZBA for review. Bruso noted that participation was not defined and people could participate in person, zoom, email, etc.

Paula Duke stated that it was important to include all groups to look at the issues people have had so it does not get “lost in the weeds.”

Bruso noted that the different working groups brings more public participation to the process.

The meeting adjourned at 6:27 p.m.

PLANNING COMMISSION

By: _____
Dustin R. Bruso, Chair