

TOWN OF ESSEX
PLANNING COMMISSION DRAFT MINUTES
JUNE 10, 2021

Note: This was a virtual meeting on Teams.

PLANNING COMMISSION (PC) PRESENT: Dustin Brusco, Chair; Josh Knox, Vice-Chair; John Mangan, Clerk; David Raphael; Johnathan Schumacher; Tom Furland and Ned Daly.

OTHERS PRESENT: Owiso Makuku, Community Development Director; Sharon Kelley, Zoning Administrator; Darren Schibler, Planner; Deana Stoneback, Administrative Assistant; Al Senecal; Brian Bertsch; Rob Conboy; Paul O'Leary; Joe Flynn; Den Mincar; Shawn Cunningham; Rick Bove and Town Meeting TV.

Chairman Brusco called the meeting to order at 6:32 p.m.; read the Covid meeting instructions into the record; took a roll call of the Commissioners present; and provided the public oath.

AGENDA ITEM 1: PUBLIC COMMENTS: None.

AGENDA ITEM 2: SITE PLAN AMENDMENT-PUBLIC HEARING: GLAVEL, INC. & ALLEN BROOK DEVELOPMENT, INC.: PROPOSED HEIGHT WAIVER OF STORAGE SILOS AND ROOF VENTS AND OTHER SITE IMPROVEMENTS LOCATED AT 131 RED PINE CIRCLE IN THE RESOURCE PRESERVATION DISTRICT-INDUSTRIAL (RPD-I) ZONE. TAX MAP 72, PARCEL 12-5.

Darren Schibler, Planner, informed the PC that the request was for four height waivers, which prevented the application from being processed as a consent agenda item. He reminded the PC that other site improvements were approved in January. Schibler stated that the application meets all regulations and justifications of a waiver as noted in Section 3.6 of the Zoning Regulations

Commissioner Furland asked how the site would look from different roads, particularly Saxon Hill. Schibler referred to the elevation plan. Furland questioned if other vantage views were provided. Schibler brought up the site on Google Earth.

Brian Bertsch spoke on this application. He stated he had nothing to add to the overview just provided. He explained that the original two silos were approved at 45' in height and they were requesting to increase the silos to 58' in height and two chimneys to 51' in height.

Al Senecal stated that there is a 200' buffer between the houses and the building, and the proposed building is another 200' from the houses.

Furland noted that the abutting neighbors are in a rural area and he was concerned if they bought their properties under certain site rules. He would like to know the impact of their views before changes are made. He asked the color of the silos. Bertsch replied that a cream color would be used and noted that they were fine if the silos were any color.

Schibler noted that the existing trees are at least 50' tall, as shown on the Google Earth picture.

50 Sharon Kelley noted that notices of the hearing went out to the public and no one from the public
51 was in attendance.

52

53 **Vice-Chair Knox MOVED and Commissioner Daly SECONDED a MOTION to open the**
54 **Public Hearing. The MOTION passed 7-0.**

55

56 There were no public comments.

57

58 **Commissioner Raphael MOVED and Vice-Chair Knox SECONDED a MOTION to close**
59 **the Public Hearing. The MOTION passed 7-0.**

60

61 **Commissioner Raphael MOVED and Vice-Chair Knox SECONDED a MOTION to**
62 **approve the 131 Red Pine Circle application as warned and according to the Findings &**
63 **Conditions of a Staff Report dated 6/10/21, as written. The MOTION passed 7-0.**

64

65 **AGENDA ITEM 3: SITE PLAN-PUBLIC HEARING: FORESTDALE HEIGHTS, INC**
66 **AND BRAD & RENEE LAFOUNTAIN: PROPOSAL TO CONSTRUCT 2 WAREHOUSE**
67 **BUILDINGS TOTALING 12,600SF ON A 2.21-ACRE PARCEL LOCATED AT 19**
68 **CORPORATE DRIVE IN THE RESOURCE PRESERVATION DISTRICT-**
69 **INDUSTRIAL (RPD-I) ZONE. TAX MAP 72, PARCEL 3-19.**

70

71 Darren Schibler, Planner and Paul O’Leary spoke on this application. **More detailed minutes to**
72 **come.**

73

74 **Commissioner Raphael MOVED and Vice-Chair Knox SECONDED a MOTION to open**
75 **the Public Hearing. The MOTION passed 7-0.**

76

77 There were no public comments.

78

79 **Commissioner Raphael MOVED and Vice-Chair Knox SECONDED a MOTION to close**
80 **the Public Hearing. The MOTION passed 7-0.**

81

82 **Commissioner Raphael MOVED and Commissioner Schumacher SECONDED a**
83 **MOTION to approve the 19 Corporate Drive application as warned and according to the**
84 **Findings & Conditions of a Staff Report dated 6/10/21, with minor changes. The MOTION**
85 **passed 7-0.**

86

87 **AGENDA ITEM 4: SITE PLAN-PUBLIC HEARING: RICK BOVE D/B/A HDI REAL**
88 **ESTATE, INC.: PROPOSAL FOR 2 RESIDENTIAL BUILDINGS TOTALING 30**
89 **APARTMENT UNITS; AND 1 MIXED-USE BUILDING INCLUDING 22 APARTMENT**
90 **UNITS AND 6000 SF OF COMMERCIAL SPACE LOCATED AT COMMONWEALTH**
91 **& 10 CARMICHAEL STREET IN THE MIXED-USE COMMERCIAL (MXD-C)**
92 **DISTRICT & BUSINESS DESIGN CONTROL (B-DC) OVERLAY DISTRICT. TAX**
93 **MAP 91, PARCEL 1.**

94

95 Darren Schibler, Planner and Paul O’Leary spoke on this application. **More detailed minutes to**
96 **come.**

97

98 **Commissioner Raphael MOVED and Vice-Chair Knox SECONDED a MOTION to open**
99 **the Public Hearing. The MOTION passed 7-0.**

100

101 There were no public comments.

102

103 **Chairman Bruso MOVED and Commissioner Raphael SECONDED a MOTION to keep**
104 **the Public Hearing open and continue the application to the next available hearing as**
105 **determined by staff. The MOTION passed 7-0.**

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107 **AGENDA ITEM 5: MINUTES 5/13/21 & 5/2721:**

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109 **Commissioner Mangan MOVED and Commissioner Knox SECONDED a MOTION to**
110 **approve the 5/13/21 & 52721 minutes as written. The MOTION passed 7-0.**

111

112 **AGENDA ITEMS 6: OTHER BUSINESS:**

113 Sharon Kelley noted the submittal of a sign application to be located at 81B Center Road in the
114 Business Design Control (B-DC) Zoning District. She asked if the PC wanted to see this as a
115 full application or if the Zoning Administrator (Z.A.) could approve it administratively. Kelley
116 reported the colors proposed are black, white and maroon. The PC authorized the Z.A. to sign-
117 off on the permit application.

118

119 The Planning Commission meeting adjourned at 6:39 p.m.

120

121

PLANNING COMMISSION

122

123

By: _____

124

Dustin R. Bruso, Chair

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