

1 TOWN OF ESSEX
2 PLANNING COMMISSION
3 DRAFT MINUTES
4 MARCH 24, 2022
5

6 **Note: These minutes will be amended prior to the next PC meeting**
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8 **PLANNING COMMISSION (PC) PRESENT:**

9 **IN PERSON:** Dustin Brusco, PC Chair; David Raphael; Ned Daly.

10 **VIRTUAL:** Josh Knox, Vice-Chair; John Mangan, Clerk; Johnathan Schumacher; and Tom
11 Furland.

12
13 **OTHERS PRESENT:**

14 **IN PERSON:** Sharon Kelley, Zoning Administrator; Darren Schibler, Planner; Albert Clark;
15 Sarah Clark; Paula Duke; Nevin Mack; Tim Mack; Jonathan Lang; Kevin Collins; and Community
16 TV.

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18 **VIRTUAL:** Deb Holland; Fran Kinghorn; Lisa Allen; Lorraine Zaloom; Elizabeth Dunn; Donna
19 Mathieu; John Egan; and Tom A. (unidentified).
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21 The meeting was called to order at 6:31 p.m. Chairman Brusco called out the amendments to
22 the Agenda; noted which PC Members were in-person and virtually.
23

24 **AGENDA ITEM 1: PUBLIC COMMENTS:**

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26 Chairman Brusco took comments from the public as follows:
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28 Albert Clark inquired on the process for starting an indoor cannabis cultivation within the Town of
29 Essex.
30

31 Kevin Collins, asked if the ETC|NEXT was going to redefine the location of his business on
32 Center Road.
33

34 Elizabeth (Betsy) Dunn listed the following concerns:
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- 36 • Opening up the Town Plan and to update the requirements of Act 171, regarding
37 connectivity of forests and avoiding fragmentation. She stated that this was state law as of
38 2016;
- 39 • She questioned if the PC should require applicants to have an environmental impact done
40 when people change their land, using the example of a landowner removing trees which
41 causes flooding to a neighbor's property; and
- 42 • She asked how the PC felt about a Development Review Board.
43

44 Lorraine Zaloom stated that there is no oversight on property that does not have an application in
45 process. She asked about the quality of life, light, noise, impacts on neighbors, etc.
46

47 **AGENDA ITEM 2: PLANNING SESSION ON PC WORK PLAN PROJECTS AND**
48 **AMENDMENTS TO REGULATIONS:**

- 49 • **REVIEW ETC|NEXT DESIGN GUIDE**

50 Darren Schibler, Town Planner, referred to the memo in the PC packet that outlines work to be
51 done and how to approach same. He informed the PC that it was suggested to do a quick
52 amendment to the Town Plan to incorporate designations, such as a Town Center, Historic Center,
53 etc., so that the Town would be eligible for grants as there is Covid money available. He noted the
54 final Legislative decision has not been made on separation.

55
56 The PC's discussions were centered around what they should start off with from its workplan.
57 Paula Duke participated with comments.

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60 **AGENDA ITEM 4: MINUTES 3/10/2022:**

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62 **Commissioner Raphael MOVED and Commissioner Schumacher SECONDED a**
63 **MOTION to approve the 3/10/2022 minutes with changes. The MOTION passed 7-0.**

64

65 **ITEM 5: OTHER BUSINESS:**

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- 67 • Set Agenda for 4/28/21 PC Workshop
- 68 • AirBnB at 22 Old Stage Road
- 69 • Email from Attorney Ellis re: 87 Pinecrest Drive.

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71 The meeting adjourned at 8:21 p.m.

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PLANNING COMMISSION

73

By: _____

74

Dustin R. Brusco, Chair