

**ZONING COMMISSION REGULAR MEETING MINUTES
AUGUST 23, 2021
7:00 PM**

Multi-Media Room - Mulvey Municipal Center

The meeting was also available to attend remotely on Zoom.

Members Present: Chairman Harry Ruppenicker Jr., Vice Chairman Dwayne Xenelis (via Zoom), Regular Member Vincent Gentile, Regular Member Mike Engels (at 7:03 p.m. via Zoom), Regular Member Linda Nolf, Alternate Member, George Pytlik (via Zoom).

Also attending: Planning, Zoning and Development Coordinator Eric Knapp.

CALL TO ORDER:

The meeting was called to order by Chairman Ruppenicker at 7:03 p.m.

ESTABLISHMENT OF QUORUM:

4 of 5 Regular Members were present. George Pytlik was seated as a voting member sitting for Mike Engels.

Upon a motion by Linda Nolf, seconded by Vincent Gentile, it was:

VOTED: Unanimously to add “ZC2021-0014, 477 Seaside Avenue – CAM Application” as item #2 under Receipt of Applications.

Regular Member Mike Engels joined the meeting at 7:03 p.m. so George Pytlik was removed as a voting member.

A. RECEIPT OF APPLICATIONS:

1. ZC2021-0013 – 21 Essex Road, Map 176, Lot 120, Commercial Town Center (CTC) Zone. Amendment to approved Special Permit. Section 3.B.2.a. Applicant Lorraine Stanley; Owner: 21-27 Essex Road, LLC. Change of use: restaurant to personal service establishment, hair and eyelash salon. Ground floor space below existing apartments. Three parking spots. 740 square feet:

Upon a motion by Vincent Gentile, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to receive Application ZC2021-0013 – 21 Essex Road.

2. ZC2021-0014 – 477 Seaside Avenue – Map 189, Lot 054, CAM Application – Construction of a retaining wall and stairs around a septic system raised mound: Applicant: Dana J. Sullivan-Palotto:

Upon a motion by Dwayne Xenelis, seconded by Linda Nolf, it was:

VOTED: Unanimously to receive Application 2021-0014 – 477 Seaside Avenue – CAM Application.

B. PUBLIC HEARINGS:

None.

C. REGULAR MEETING:

NEW BUSINESS:

1. ZC2021-0013 – 21 Essex Road, Map 176, Lot 120, Commercial Town Center (CTC) Zone. Amendment to approved Special Permit. Section 3.B.2.a. Applicant Lorraine Stanley; Owner: 21-27 Essex Road, LLC. Change of use: restaurant to personal service establishment, hair and eyelash salon. Ground floor space below existing apartments. Three parking spots. 740 square feet:

Applicant Lorraine Stanley was present and stated that she is proposing a business that will provide eyelash extension as well as a hair salon. She stated that the business would be by appointment only so there will be no problem with parking.

Upon a motion by Vincent Gentile, seconded by Linda Nolf, it was:

VOTED: Unanimously to set a Public Hearing date of Monday, September 27, 2021 at 7:00 p.m. in the Multi-Media Room at the Mulvey Municipal Center for this application. The meeting will also be available via ZOOM and if it becomes necessary the meeting will be held by ZOOM only.

2. ZC2021-0014 – 477 Seaside Avenue – Map 189, Lot 054, CAM Application – Construction of a retaining wall and stairs around a septic system raised mound: Applicant: Dana J. Sullivan-Palotto:

This application will be on the September agenda.

OLD BUSINESS:

1. ZC2021-0012 – 173 Old Salt Works Road. Map 192, Lot 039. High Density Residential (HDR) Zone. Coastal Area Management site plan approval. Owner and Applicant: Leonard Goldberg. Proposed Cabana and associated improvements, greater than 200 square feet, requires CAM permit per Section 4.B.3.7:

Engineer Joe Wren was present, as well as applicant Leonard Goldberg. Mr. Wren went over the site plan and stated they are proposing to add a cabana, which will be mostly open. The sides are elevated and open with the exception of a small storage area. The tidal wetlands were flagged by Soil Scientist Bob Russo. This application will increase the impervious area by 672 s.f. or 2.5%. A 900 gallon drywell is being added to infiltrate the first 2.62 inches of runoff from this increased impervious area. There is a designated reserve area for septic. There will be electricity and water in the structure. They have received approval from the Health Department and have now received a response from DEEP.

Upon a motion by Vincent Gentile, seconded by Linda Nolf, it was:

VOTED: Unanimously that finding the application for 173 Old Salt Works Road is consistent with the Plan of Conservation and Development, the application is approved with the following stipulation:

1. Applicant is to follow all recommendations by the Town Engineer following his review of the plans.

COMMISSION BUSINESS:

1. ZEO Report:

- Mr. Knapp stated that Commission will need to start looking at Zoning Regulations for accessory apartments and cannabis.

2. Bills:

The following bills were paid:

Shore Publishing - \$164.00, Hartford Courant - \$374.88 and Recording Secretary - \$157.36

APPROVAL OF MINUTES: Regular Meeting Minutes of July 26, 2021:

Upon a motion by Mike Engels, seconded by Linda Nolf, it was:

VOTED: Unanimously to approve the minutes of July 26, 2021, as distributed.

ADJOURNMENT:

Upon a motion by Vincent Gentile, seconded by Mike Engels, it was:

VOTED: Unanimously to adjourn at 7:30 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary