

1 TOWN OF ESSEX  
2 PLANNING COMMISSION  
3 DRAFT MINUTES  
4 AUGUST 12, 2021  
5

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

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

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11 OTHERS PRESENT: Owiso Makuku, Community Development Director; Sharon Kelley,  
12 Zoning Administrator; David Burke; Rick Jenny; and Chuck Vile, Town Tree Warden.

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14 Chairman Brusco called the meeting to order at 6:30 p.m.; called out the Commissioners who  
15 were in attendance virtually and in person; noted the amendment to the Agenda; and provided  
16 the oath to the public.

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18 **AGENDA ITEM 1: DISCUSSION & ELECTION OF OFFICERS:** This item was tabled to  
19 the next meeting wherein the full Commission in present.

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21 **AGENDA ITEM 2: PUBLIC COMMENTS:** None.

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23 **AGENDA ITEM 3: SKETCH PLAN-PUBLIC HEARING: RICHARD JENNY IS**  
24 **PROPOSING TO CREATE A 3-LOT RESIDENTIAL SUBDIVISION ON A 33-ACRE**  
25 **VACANT PARCEL LOCATED AT 44 BRIGHAM HILL LANE IN THE**  
26 **CONSERVATION (C1) ZONE. TAX MAP 17, PARCEL 3:**

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28 **The PC motioned to open the Public Hearing by a vote of 5-0.**

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30 Darren Schibler, Planner, spoke on this application. He noted that this was Sketch application  
31 and the applicant has met the criteria for Sketch review. Schibler suggested that because of the  
32 forest habitat and wildlife connectivity the applicant should consider submitting a Planned Unit  
33 Development (PUD) with better clustering of the homes and a larger open space lot to protect  
34 same. He also advised the tax benefits of a PUD application if the landowner were to put the  
35 remaining open lot into current use.

36  
37 David Burke spoke for the applicant. He stated that he and the landowner are familiar with  
38 current use, however the applicant is not interested in submitting a PUD application. He stated  
39 that Mr. Jenny has lived on the land for many years and is very familiar with forest blocks and  
40 the wildlife. A concern is trying to make each new landowner cooperate with such requirements.  
41 They believe the current sketch plan clusters the houses to a degree. Burke ran through the Staff  
42 Report and called out the concerns they had with the Report.

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44 **The PC motioned to close the Public Hearing by a vote of 5-0.**

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46 **Chairman Brusco MOVED and Commissioner Daly SECONDED a MOTION to approve**  
47 **the 44 Brigham Hill Lane application as warned; and pursuant to a Staff Report dated**  
48 **August 12, 2021, including the following changes:**

50 Finding IV, Line 287: Insert the following, “The applicant and staff agree that there are no  
51 wetlands on the property.”;  
52 Condition 3b), Lines 294-297: Delete; and  
53 Condition 4c), Lines 305-306: Delete.

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55 **The MOTION passed 5-0.**

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57 **AGENDA ITEM 4: MINUTES 7/2/21:**

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59 **Commissioner Daly MOVED and Commissioner Mangan SECONDED a MOTION to**  
60 **approve the 7/22/21 minutes with numerical changes to the Items.**  
61 **The MOTION passed 5-0.**

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63 **AGENDA ITEM 5: WORK SESSION: COLLABORATION & COOPERATION:**

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65 Chairman Brusco noted that Staff and the PC have not been in synch for the last few applications  
66 an wanted to have a free-flowing discussion to make improvements from all parties so that  
67 everyone is working as a team. A healthy and frank discussion ensued and after explanations, it  
68 cleared up some misunderstandings on both sides. The PC agreed to do its best to read the Staff  
69 Reports prior to the meeting and to reach out individually to staff with any clarifications that may  
70 be needed. Staff will do a better job of informing the PC of why a particular waiver request  
71 should not be approved due to a specific regulation.

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73 **AGENDA ITEM 6: OTHER BUSINESS:** None.

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75 The Planning Commission meeting adjourned at 8:07 p.m.

76  
77 PLANNING COMMISSION

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79 By: \_\_\_\_\_  
80 Dustin R. Brusco, Chair

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