

1 TOWN OF ESSEX
2 PLANNING COMMISSION SITE VISIT
3 DRAFT MINUTES
4 SEPTEMBER 9, 2021
5

6 **PLANNING COMMISSION (PC) PRESENT:**

7 Josh Knox, Vice-Chair; John Mangan, Clerk; David Raphael; Jonathan Schumacher; Tom Furland;
8 and Ned Daly.
9

10 **OTHERS PRESENT:** Owiso Makuku, Community Development Director; Sharon Kelley,
11 Zoning Administrator; Darren Schibler, Planner; Ann Costandi, Town Stormwater Engineer; Paul
12 O’Leary; Bryan Currier.
13

14 The site visit started at 5:15 p.m.. Vice-Chair Josh Knox read the rules of a Site Inspection into the
15 record and noted that Staff would lead the site visit. He noted that no one from the public was
16 present.
17

18 Darren Schibler, Planner, pointed to areas the PC should be made aware of on the parcel where
19 both carriage houses and single-family houses would be situated on the parcel. Schibler pointed to
20 areas where one of two proposed cul-de sac roads were being proposed; and noted the slopes
21 exceed 20% and were not in keeping with the zoning regulation requirements. Schibler pointed to
22 areas of drainage concern that could occur on the proposed Parcel I if changes are not made to the
23 current application proposal filed and under review with the PC.
24

25 Ann Costandi, Town Stormwater Engineer, described her concern and showed the PC areas where
26 past drainage issues occurred resulting from the development of Parcel H; one being the path that
27 connects Pinewood with the Woodlands. She described the issues and length of time it took to get
28 the slopes to stabilize. Costandi noted that once the Town accepts a road and the bond expires,
29 town taxpayers are responsible to make repairs going forward.
30

31 Brian Marcotte, landowner, stated that a great deal of his resources was put into the stabilization of
32 the connecting path. He noted it was a difficult slope due to the stream. Marcotted noted that he
33 gets “a lot of Thank-you” from the residents of both Pinewood and the Woodlands for putting this
34 path in place.
35

36 Paul O’Leary, P.E., noted that staff was not giving a fair comparison as the proposed application
37 “offers nothing like this in the new section.” O’Leary pointed out that all the runoff comes from
38 the Woodlands and has not been generated by Pinewood. O’Leary corrected a comment by the
39 planner, noting that the Town, not Marcotte, owned the 60’ right-of-way located off Rustic Drive.
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41 The site visit adjourned at 6:05 p.m.
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43 PLANNING COMMISSION
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45 By: _____
46 Dustin R. Brusio, Chair
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