

Minutes  
Town of Essex Planning Board  
Public Hearing  
October 15, 2020  
7:00 PM

**Call to Order**

Acting Chairman Hislop opened the meeting at 7:02 PM.

**Pledge of Allegiance**

**Attendance:** Anh Thu Cunnion, David Hislop, Gladys Person, Jonathan Pribble, Anita Shapiro, Tom Stransky, Mark Walker, Jacqueline Thomas

Alternates: Karol Kempster, Cole Starkey

Others in Attendance: Scott Abrahamson, Meghan Giroux, Kevin Hall, Deborah Blake, Mark Miller, Lee Maxey, Heather Maxey, Lauren Murphy, Ken Hughes, Steven Kellogg

**Tax Map #48.4-1-6.110** – Eddy Foundation, Walker & Cook Roads, Whallonsburg  
Subdivision

Meghan Giroux and Scott Abrahamson were representatives for the project.

The house size is zoned for 3 bedrooms and will be on Cook Road, in the hamlet portion of the property. APA Permit #9 states there will be no buildings on either of the resource management areas associated with this subdivision.

On a motion to close the public hearing by Mr. Stransky, seconded by Mrs. Person, and with unanimous consent of the board, the motion carries.

**Tax Map #49.11-1-45.100** – Mark & Christine Miller, 10 Lila Way, Essex  
New boat shed and barn addition

Mark Miller was in attendance to discuss the project.

Deborah Blake, a neighbor, said she was in favor of the project and has no complaints or questions.

There was discussion regarding two principal residences on one lot. Accessory apartments can't exceed a maximum of 1000 square feet or be less than 320 square feet. The living space on the plans for the barn addition is in excess of 1000 square feet. Both floors of the barn will have living space, with a kitchen and garage downstairs.

There is a separate well and sewer for the two structures.

APA #5 approves the barn addition but is not specified for residential use. However, there was APA approval when the barn was constructed and included living space. Pictures and a sketch were included with the current APA permit application.

The barn is winterized but the other home on the lot is not. Ms. Blake said the existing barn is much smaller than the original barn.

Both floors of the barn need to have a combined total of 1000 square feet or less of living space.

On a motion to close the public hearing by Mr. Pribble, seconded by Mrs. Shapiro, and with unanimous consent of the board, the motion carries.

**Public Comment**

There was no public comment.

**Adjourn**

On a motion to adjourn by Acting Chairman Hislop the meeting was closed at 7:20 PM.

Respectfully submitted by

Jacqueline Thomas  
Secretary