



TOWN OF ESSEX
PLANNING AND ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

May 8, 2024

Notice of Decision

NOTICE IS HEREBY GIVEN that the Essex Planning and Zoning Commission at their regular meeting on Tuesday, May 7, 2024 via in-person and virtual meeting, took the following actions:

PZC Application 24-5 Special Exception under Section 70A.2(H) of the Essex Zoning Regulations regarding adding seating at Privateers Pizza at **53 Main Street Essex also known as 55 Main Street Essex**. *Applicant: John Hajnal and Owner: Carlson Landing I LLC* **APPROVED**

PZC Application 24-6 Site Plan under Section 101J.1. of the Essex Zoning Regulations for a 45-sf addition to the single-family home that exceeds 4,000 sf total floor area at **10 Benson Lane Essex**. *Applicant: Attorney Edward Cassella; Owner: Marc and Elizabeth Schnitzer* **APPROVED**

PZC Application 24-7 Site Plan under Section 101J.1 of the Essex Zoning Regulations for modifications to the existing single-family home that exceeds 4,000 sf total floor area including an addition to the southern side, addition of a chimney to the southern side of the house, alteration to the existing garage and modifications to the second-floor balcony at **159 River Road Essex**. *Applicant/Owner: Norman and Sarah Livingston* **APPROVED**

PZC Application 24-8 Site Plan under Section 45-1 of the Essex Zoning Regulations for a one bedroom sleeping unit on the second floor, residential use, 850 sf, located within Unit 3A at **190 Westbrook Road Essex**. *Applicant/Owner: Sunny Day Old Saybrook LLC* **APPROVED**

Respectfully Submitted,
Chairman Smith