

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting

AGENDA

Monday, January 23, 2017

Town Hall – Conference Room A
Essex, Connecticut
7:00 PM

PUBLIC HEARINGS

1. **Application No. 16-8A – Planning Commission**
A Petition for a text amendment to the zoning regulations Section 45 (ACCESSORY APARTMENTS). Replacing existing section with new section. (Public hearing to be closed at the discretion of the Commission)
2. **Application No. 16-14 – Essex Boatworks, LLC, 9 Ferry Street**
A Petition for a text amendment to the zoning regulations Sections 20 and 71 adding restaurants as an accessory use within the Waterfront District. (Public hearing to be commenced by January 25, 2017. Closed by February 27)
3. **Application No. 16-15 – Cellco Partnership d/b/a Verizon Wireless**
An application for special exception to co-locate 12 panel antennas attached to the water tower at 170 Main Street in Ivoryton. (Public hearing to be commenced by February 22)

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

Changes/modifications.
3. **NEW BUSINESS**

Discussion and possible vote on **Application No. 16-8A – Planning Commission**. A Petition for a text amendment to the zoning regulations Section 45. Replacing existing section with new section. (Decision to be made at the discretion of the Commission)

Discussion and possible vote on **Application No. 16-14 – Essex Boatworks, LLC, 9 Ferry Street.** A petition for a text amendment to the zoning regulations Sections 20 and 71 adding restaurants as an accessory use within the Waterfront District. (If hearing closed, decision to be made by February 27)

Discussion and possible vote on **Application No. 16-15 – Celco Partnership d/b/a Verizon Wireless.** An application for special exception to co-locate 12 panel antennas attached to the water tower at 170 Main Street in Ivoryton. (If hearing closed, decision to be made by February 27).

Appointment of a zoning commission member to be liaison to the Economic Development Commission.

4. OLD BUSINESS

- Cumberland Farms update.
- Essex Station update

5. RECEIPT OF NEW APPLICATIONS

- **Application No. 17-1 – CRR Main, LLC., 30 Main Street, Centerbrook**
An application to amend a previously-approved special exception to eliminate a condition that restricts the second floor to storage and an office. (Public hearing to commence by March 29)
- **Application No. 17-2 – River Properties, Inc., 37 Pratt Street**
A Petition for text amendment to the zoning regulations Section 71 to allow pre-existing residences as accessory use in the Waterfront District. (Public hearing to commence by March 29)
- **Application No. 17-3 – Essex Boat Works, LLC. , 9 Ferry Street**
A Petition for text amendment to Section 71 to change the allowed building height to 35 feet.
- **Application 17-4 – Teresa Patrick-Connell**
An application for Special Exception to approve a food service retail shop with seats to locate in a commercial space at 124 Westbrook Road.

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

9. APPROVAL OF MINUTES

- December 19, 2016 meeting

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, February 27, 2017**

Bill Reichenbach, Secretary