

**ESSEX ZONING COMMISSION**  
29 WEST AVENUE – ESSEX, CT 06426

**AGENDA**

Monday, March 18, 2013  
Town Hall – Conference Room A  
Essex, Connecticut  
7:00 PM

**PUBLIC HEARINGS**

1. **Application No. 12 – 19 – Essex Zoning Commission**  
A petition to amend Section 20 (Definitions) of the Essex zoning regulations. (Opening and closing of the public hearing at the discretion of the Commission)
2. **Application No. 12 – 21 – Essex Zoning Commission**  
A petition to amend Section 40 (General Prohibitions) of the Essex zoning regulations. (Opening and closing of the public hearing at the discretion of the Commission)
3. **Application No. 12 – 24 – New England Commercial Properties, LLC**  
A petition to amend section 90 (Limited Industrial District) of the Town’s zoning regulations. (Public hearing must be completed by April 1st)
4. **Application No. 13-1 – AT&T Mobility.**  
An application to modify a previous approval that allowed 6 antennae to be attached to a water tower located at 6 Main Street in Centerbrook. (Public hearing must be completed by April 22nd)
5. **Application No. 13-2 – AT&T Mobility.**  
An application to modify a previous approval that allowed 6 antennae to be attached to a water tower located at 158 Main Street in Ivoryton. (Public hearing must be completed by April 22nd)
6. **Application 13-4 – Jessica Smith.**  
An application for a change of use from a retail use to a food service shop at 1-3 North Main Street, Essex. (Public hearing must be completed by April 22nd)
7. **Application 13-5 – Diane M. Bell**  
An application to locate an accessory apartment over the attached garage of the single family dwelling at 3 South Winds Drive in Essex. (Public hearing must be completed by April 22nd)

## REGULAR MEETING

### 1. CALL TO ORDER

### 2. APPROVAL OF THE AGENDA

- Additions/modifications

### 3. NEW BUSINESS

1. Discussion and possible vote on **Application No. 12-19** – Zoning Commission. A petition to amend Section 20 (Definitions) of the Essex zoning regulations. (Decision to be made at the discretion of the Commission.)
2. Discussion and possible vote on **Application No. 12-21** – Zoning Commission. A petition to amend Section 40 (General Prohibitions) of the Essex zoning regulations. (Decision to be made at the discretion of the Commission.)
3. Discussion and possible vote on **Application No. 12-24** – New England Commercial Properties, LLC. A petition to amend section 90 (Limited Industrial District) of the Town's zoning regulations. (If closed, decision must be made by May 22nd)
4. Discussion and possible vote on **Application No. 13-1** – AT&T Mobility. An application to modify a previous approval that allowed 6 antennae to be attached to a water tower located at 6 Main Street in Centerbrook. (If closed, decision must be made by May 22nd)
5. Discussion and possible vote on **Application No. 13-2** – AT&T Mobility. An application to modify a previous approval that allowed 6 antennae to be attached to a water tower located at 158 Main Street in Ivoryton. (If closed, decision must be made by May 22nd)
6. **Application 13-4 – Jessica Smith.**  
An application for a change of use from a retail use to a food service shop at 1-3 North Main Street, Essex. (If closed, decision must be made by May 22nd)
7. **Application 13-5 – Diane M. Bell**  
An application to locate an accessory apartment over the attached garage of the single family dwelling at 3 South Winds Drive in Essex. (If closed, decision must be made by May 22nd)

### 8. OLD BUSINESS

### 9. RECEIPT OF NEW APPLICATIONS

10. **VISITORS AND GUESTS**
  - Attorney Edward Cassella, re: potential text amendments
11. **REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT AGENT**
12. **OTHER BUSINESS**
13. **APPROVAL OF MINUTES**
  - February 25, 2013 minutes and March 4, 2013 minutes
14. **CORRESPONDENCE AND PAYMENT OF BILLS**
  - Payment of legal fees
15. **ADJOURNMENT**

Larry Shipman, Secretary