

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting

AGENDA

Monday, November 28, 2016

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

PUBLIC HEARINGS

1. **Application No. 16-8A – Planning Commission**
An application for a text amendment to Section 45 (ACCESSORY APARTMENTS).
Replacing existing section with new section. (Public hearing to be open at the discretion of the Commission)
2. **Application No. 16-12 – Michael Belanger, 70 Plains Road.**
A Petition for Text Amendment to section 91 of the Essex Zoning Regulations. (Public hearing to be closed by January 2, 2017)
3. **Application No. 16-13 – Essex Zoning Commission.**
A Petition for Zoning Map Change. (Public hearing to be closed by January 2, 2017)

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.**
An application for a text amendment to 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. 16-12 – Michael Belanger, 70 Plains Road.** A Petition for Text Amendment to section 91 of the Essex Zoning Regulations. (Decision to be made by February 1, 2017)
- Discussion and possible vote on **Application No. 16-13 – Essex Zoning Commission.** A Petition for Zoning Map Change. (Decision to be made by February 1, 2017)

4. OLD BUSINESS

- Gateway Commission
- Update on past decisions.

5. RECEIPT OF NEW APPLICATIONS

- **Application No. 16-14 – Essex Boatworks, LLC, 9 Ferry Street**
A petition for a text amendment to the zoning regulations adding restaurants as an accessory use within the Waterfront District.

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

- Approval of 2017 Meeting Schedule
- Substantive Regulation Changes with Planning Commission
- Essex Village Parking
- Heritage Gateway District
- Form-Based Zoning

9. APPROVAL OF MINUTES

- October 17, 2016 meeting

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, December 20, 2016**

Bill Reichenbach, Secretary