

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

AGENDA

Monday, November 24, 2014

Town Hall – Conference Room A

Essex, Connecticut

7:00 PM

PUBLIC HEARINGS

1. **Application No. 14-6 – Essex Zoning Commission**
A petition to amend Section 111 (Signs and Lights) of the Essex zoning regulations. (Public hearing to be held at the discretion of the Commission).
2. **Application 14-7 – Essex Zoning Commission**
A petition to amend section 60 (Village Residence District) regarding minimum lot sizes and maximum building coverage. (Public hearing to be scheduled at the discretion of the Commission).
3. **Application 14-8 – Essex Zoning Commission**
A petition to amend section 61 (Rural Residence District) regarding minimum lot sizes and maximum building coverage. (Public hearing to be scheduled at the discretion of the Commission).
4. **Application 14-15 - CT River Foundation at Steamboat Dock, Inc.**
An application for a special exception to change the use of a residential property at 57 Main Street, Essex, from residential to a use related to a non-profit maritime museum.

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
 5. Additions/modifications
3. **NEW BUSINESS**
4. **OLD BUSINESS**

Discussion and possible vote on **Application No. 14-6 – Essex Zoning Commission.**
A petition to amend Section 111 (Signs and Lights) of the Essex zoning regulations.
(Decision to be made at the discretion of the Commission)

Discussion and possible vote on **Application No. 14-7** – **Essex Zoning Commission**. A petition to amend section 60 (Village Residence District) regarding minimum lot sizes and maximum building coverage. (Decision to be made at the discretion of the Commission)

Discussion and possible vote on **Application No. 14-8** – **Essex Zoning Commission**. A petition to amend section 61 (Rural Residence District) regarding minimum lot sizes and maximum building coverage. (Decision to be made at the discretion of the Commission)

Discussion and possible vote on **Application No. 14-15** - **CT River Foundation at Steamboat Dock, Inc.** An application for a special exception to change the use of a residential property at 57 Main Street, Essex, from residential to a use related to a non-profit maritime museum.

5. RECEIPT OF NEW APPLICATIONS

- **Application 14-16** – **Essex Veterinarian Hospital**
An application for a special exception to allow the veterinary clinic at 114 Westbrook Road to be a 24 hour facility and 7 days a week. (Public hearing to be held by January 28, 2015)
- **Application 14-17** – **Mark Bombaci**
A petition for a map change to allow a 7.27 acre parcel on Bokum Road and the abutting 27.07 acre parcel at 80 Bokum Road to become zoned in the Residential Life Care District. (Public hearing to be held by January 28, 2015)
- **Application 14-18** – **Mark Bombaci**
A petition for a change in the zoning regulations to section 63 (Residential Life Care District). (Public hearing to be held by January 28, 2015)
- **Application 14-19** – **Essex Glenn, LLC c/o Marc Levine**
A petition for a change in the zoning regulations to section 63 (Residential Life Care District). (Public hearing to be held by January 28, 2015)

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT AGENT

8. OTHER BUSINESS

- Zoning Commission By laws modifications
- Essex Capital Planning Report
- Fee Schedule

9. APPROVAL OF MINUTES

- Meeting of October 20, 2014

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, December 15, 2014**

Bill Reichenbach, Secretary