

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Special Meeting

AGENDA

Monday February 9, 2015
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 14-15 - 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. (Public hearing must be closed by January 26th)
3. **Application No. 14-17 – Mark Bombaci, 80 Bokum Road, Essex.** A petition to change the Town's zoning map to include two Bokum Road properties into the Residential Life Care District. (Public hearing to be commenced by January 28th)
4. **Application No. 14-18 – Mark Bombaci, 80 Bokum Road, Essex.** A petition to amend the Town's zoning regulations section 63 (Residential Life Care District). (Public hearing to be commenced by January 28th)
5. **Application No. 14-19 – Essex Glen, LLC.** A petition to amend the Town's zoning regulations section 63-2 (Active Adult Community District). (Public hearing to be commenced by January 28th)

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
 - Changes/modifications
3. **NEW BUSINESS**
 - Zoning Commission By laws discussion and possible approval
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. 14-15** - **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. (Decision to be made within 65 days of closing the public hearing) *Six days of extension time has already been used by applicant.*

Discussion and possible vote on **Application No. 14-17** – **Mark Bombaci, 80 Bokum Road, Essex**. A petition to change the Town’s zoning map to include two Bokum Road properties into the Residential Life Care District. (Decision to be made within 65 days of closing the public hearing)

Discussion and possible vote on **Application No. 14-18** – **Mark Bombaci, 80 Bokum Road, Essex**. A petition to amend the Town’s zoning regulations section 63 (Residential Life Care District). (Decision to be made within 65 days of closing the public hearing)

Discussion and possible vote on **Application No. 14-19** – **Essex Glen, LLC**. A petition to amend the Town’s zoning regulations section 63-2 (Active Adult Community District). (Decision to be made within 65 days of closing the public hearing)

5. RECEIPT OF NEW APPLICATIONS

- **Application 15-1** – **David Facchini, 6 North Main Street, Essex**
An application for a special exception to change the use of a property from retail to professional office use. (Public hearing to be commenced by April 1st)

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT AGENT

8. OTHER BUSINESS

- Election of Officers
- Fee Schedule

9. APPROVAL OF MINUTES

- Meeting of December 16, 2014

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, February 23, 2015**

Bill Reichenbach, Secretary