

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting

AGENDA

Monday March 16, 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). NO DISCUSSION TONIGHT.
2. **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 closed by March 16th).
3. **Application 15-1 – David Facchini**
An application for a special exception for a change of use from retail to professional office for a property at 6 North Main Street, Essex, CT (Public hearing to be closed by April 20th).

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
 - Changes/modifications.
3. **NEW BUSINESS**
4. **OLD BUSINESS**
 - 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) *Twelve days of extension time have already been used by applicant.*
 - Discussion and possible vote on **Application 15-1 – David Facchini.** An application for a special exception for a change of use from retail to professional office for a property at 6 North Main Street, Essex, CT (Decision to be made within 65 days of closing the public hearing).

- Application No. 14-18...setting the effective date.
- Zoning Commission By laws discussion and possible approval
- Signage workshop...scheduling a date.

5. RECEIPT OF NEW APPLICATIONS

- **Application No. 15-2 – Under the Bark, LLC.** An application for a special exception to allow a tree service contractor with outside storage to be located at 36 Plains Road, Essex, CT.
- **Application No. 15-5 – Essex Glenn, LLC.** An application for a special exception for a 22 dwelling unit active adult community on Lot 1 of the Essex Glenn subdivision.
- **Application No. 15-3 – Interstate Sheet Metal, LLC.** An application for site plan review to locate a warehousing and assembly company within 6,000 square feet of building space at 35-41 Industrial Park Road, Centerbrook, CT. (No public hearing required but if application is of public interest one may be held).
- **Application No. 15-4 – River Valley Stairs, LLC.** An application for site plan review to locate a warehousing and assembly company within 6,000 square feet of building space at 35-41 Industrial Park Road, Centerbrook, CT. (No public hearing required but if application is of public interest one may be held).
- **Application No. 15-6 – MacBeth Ventures,** An application for site plan review to allow a new driveway access at 6 Main Street, Centerbrook. (No public hearing required but if application is of public interest one may be held).

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT AGENT

8. OTHER BUSINESS

9. APPROVAL OF MINUTES

- Meeting of February 23rd, 2015

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, April 20th, 2015**

Bill Reichenbach, Secretary