

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting

## AGENDA

Monday February 22nd, 2016

Town Hall – Auditorium  
Essex, Connecticut  
7:00 PM

### PUBLIC HEARINGS

1. **Application No. 15-12** – Rick and Debbie Steele, 29 Pratt Street  
A petition to amend the Town's zoning map to extend the Village District eastward and removing three residential parcels from the Waterfront District. (Hearing to be completed by February 29th).
2. **Application 15-14** – Signature Contracting Group, LLC., 21, 27 and 29 Plains Road  
An application for Site Plan Review to construct a multi-family affordable housing development consisting of 52 apartment units in three buildings. (Public Hearing to be completed by April 27th)
3. **Application No. 16-1** – Francis D'Urso, 24 Main Street, Centerbrook  
An application for a special exception to locate a food service shop known as *Cannolis On The Run* within a commercial space at 24 Main Street, Centerbrook. (Public Hearing to be completed by April 27th)
4. **Application 16-2** – Cumberland Farms, Inc., 82 Main Street, Centerbrook.  
An application for a special exception to remove an existing convenience store and gas fueling operation and rebuild a new and larger convenience store and gas fueling operation. (Public Hearing to be completed by April 27th)

### REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
  - Changes/modifications.

### **3. NEW BUSINESS**

Discussion and possible vote on **Application No. 15-12** – **Rick and Debbie Steele**, 29 Pratt Street. A petition to amend the Town's zoning map to extend the Village District eastward and removing three residential parcels from the Waterfront District. (If hearing is completed, decision to be made by March 28th)

Discussion and possible vote on **Application 15-14** – **Signature Contracting Group, LLC.**, 21, 27 and 29 Plains Road. An application for Site Plan Review to construct a multi-family affordable housing development consisting of 52 apartment units in three buildings. (If hearing is completed, decision to be made by March 28th)

Discussion and possible vote on **Application No. 16-1** – **Francis D'Urso**, 24 Main Street, Centerbrook. An application for a special exception to locate a food service shop known as Cannolis On The Run within a commercial space at 24 Main Street, Centerbrook. (If hearing is completed, decision to be made by March 28th)

Discussion and possible vote on **Application 16-2** – **Cumberland Farms, Inc.**, 82 Main Street, Centerbrook. An application for a special exception to remove an existing convenience store and gas fueling operation and rebuild a new and larger convenience store and gas fueling operation. (If hearing is completed, decision to be made by March 28th)

### **4. OLD BUSINESS**

### **5. RECEIPT OF NEW APPLICATIONS**

- **Application 16-3 – Essex Zoning Commission**  
Petition to amend the zoning regulations to change the definition of a rear lot.

### **6. VISITORS AND GUESTS**

### **7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL**

### **8. OTHER BUSINESS**

- Zoning regulations update

### **9. APPROVAL OF MINUTES**

- Meeting of January 25th, 2016

### **10. CORRESPONDENCE AND PAYMENT OF BILLS**

- Payment of legal fees

### **11. ADJOURNMENT**

- Next scheduled meeting is **Monday, March 21st, 2016**

Bill Reichenbach, Secretary