

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting

AGENDA

Monday March 21st, 2016

Town Hall – Auditorium
Essex, Connecticut
7:00 PM

PUBLIC HEARINGS

1. **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 March 28th)
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 March 21st)
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 25th)
4. **Application 16-3** – **Frances D’Mello**
A Petition to Amend section 82 of the Essex zoning regulations to allow retail stores in the Business District. (Public Hearing to be completed by April 25th)
5. **Application 16-4** – **Paul Cappezone**, 104 Main Street, Ivoryton, CT
An application for a special exception to locate a take-out pizza food service shop within a commercial space at 104 Main Street, Ivoryton. (Public Hearing to be completed by April 25th)

REGULAR MEETING

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

- Changes/modifications.

3. NEW BUSINESS

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 May 25th)

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 March 21st)

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 May 25th)

Discussion and possible vote on **Application 16-3 – Frances D’Mello**, A Petition to Amend section 82 of the Essex zoning regulations to allow retail stores in the Business District. (If hearing is completed, decision to be made by May 25th)

Discussion and possible vote on **Application 16-4 – Paul Cappezone**, 104 Main Street, Ivoryton, CT. An application for a special exception to locate a take-out pizza food service shop within a commercial space at 104 Main Street, Ivoryton. (If hearing is completed, decision to be made by May 25th)

4. OLD BUSINESS

5. RECEIPT OF NEW APPLICATIONS

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

- Calimari Update
- Zoning regulations update
- Gateway Commission

9. APPROVAL OF MINUTES

- Meeting of March 21, 2016

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, April 18th, 2016**

Bill Reichenbach, Secretary