

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting

AGENDA

Monday June 20th, 2016

Town Hall – Conference Room A
Essex, Connecticut
7:00 PM

PUBLIC HEARINGS

1. **Application No. 16-4, Essex Zoning Commission.**
An application to amend section 20 of the zoning regulations to change the definition of a rear lot. (Hearing to be closed by June 20th)
2. **Application No. 16-6, ECC Realty, 30 Main Street, Centerbrook.**
An Application for a special exception to locate a restaurant within the first floor of existing building.

REGULAR MEETING

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

Discussion and possible vote on **Application No. 16-7, Michael and Angela Halperin, 11 Foxboro Road, Essex, CT.** An application for a Coastal Area Management Site Plan Review for a new single family home with swimming pool and patio.

Discussion and possible vote on **Application No. 16-4, Essex Zoning Commission.** An application to amend section 20 of the zoning regulations to change the definition of a rear lot (If hearing is closed then decision to be made by July 20th).

Discussion and possible vote on **Application No. 16-6, ECC Realty, LLC, 30 Main Street, Centerbrook.** An Application for a special exception to locate a restaurant within the first floor of existing building.

Discussion and possible vote 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. (Decision to be made by June 29th)

4. OLD BUSINESS

5. RECEIPT OF NEW APPLICATIONS

- **Application No. 16-8 – Planning Commission**

An application for a text amendment to Section 45 (ACCESSORY APARTMENTS).
Replacing existing section with new section.

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

- Calimari Recycling Update
- Zoning regulations update

9. APPROVAL OF MINUTES

- Meeting of May 16, 2016

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, July 18, 2016**

Bill Reichenbach, Secretary