

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting

AGENDA

Monday August 15th, 2016

Town Hall – Auditorium
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 “rear lot”. (Public hearing to be held at the discretion of the Commission)
2. **Application No. 16-8 – Planning Commission**
An application for a text amendment to Section 45 (ACCESSORY APARTMENTS).
Replacing existing section with new section. (Public hearing to be held at the discretion of the Commission)
3. **Application No. 16-9 – Mark Bombaci, Bokum Road**
An application for special exception to locate 4 duplexes as an Active Adult Community development on a lot known as Assessor’s Map 77, Lot 2. (Public hearing to be closed by September 19)
4. **Application No. 16-10 - Signature Contracting Group, LLC**
A resubmission of Application No. 15-14 to discuss certain conditions approved by the zoning commission. (Public hearing to be closed by September 19. Decision to be made by September 21, 2016).

REGULAR MEETING

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

3. NEW BUSINESS

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 “rear lot”. (Decision to be made at the discretion of the Commission).

Discussion and possible vote on **Application No. 16-8 – Planning Commission.** An application for a text amendment to Section 45. Replacing existing section with new section. (Decision to be made at the discretion of the Commission).

Discussion and possible vote on **Application No. 16-9 – Mark Bombaci, Bokum Road.** An application for special exception to locate 4 duplexes as an Active Adult development on a lot known as Assessor’s Map 77, Lot 2. (Decision to be made by October 19, 2016).

Discussion and possible vote on **Application No. 16-10 - Signature Contracting Group, LLC.** - A resubmission of Application No. 15-14 to discuss certain conditions approved by the zoning commission. (Decision to be made by September 21, 2016).

Discussion and possible vote on **Application No. 16-11 – Jonathan and Margaret Morris** - An application for a Coastal Area Management Site Plan Review for a new single family home with swimming pool and patio. (Decision to be made by October 19, 2016).

4. OLD BUSINESS

5. RECEIPT OF NEW APPLICATIONS

6. VISITORS AND GUESTS

- Gateway Commission

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

9. APPROVAL OF MINUTES

- Meeting of July 18, 2016

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, September 19, 2016**

Bill Reichenbach, Secretary