

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting

AGENDA

Monday September 19, 2016

Town Hall – Auditorium
Essex, Connecticut
7:00 PM

PUBLIC HEARINGS

1. **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 open at the discretion of the Commission)
2. **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, 2016)
3. **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. 16-8 – 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. (If hearing is closed, decision to be made by November 23, 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. (If hearing is closed, decision to be made by November 23, 2016).

4. **OLD BUSINESS**
5. **RECEIPT OF NEW APPLICATIONS**
6. **VISITORS AND GUESTS**
7. **REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL**
8. **OTHER BUSINESS**
9. **APPROVAL OF MINUTES**
 - Meeting of August 15, 2016
10. **CORRESPONDENCE AND PAYMENT OF BILLS**
 - Payment of legal fees
11. **ADJOURNMENT**
 - Next scheduled meeting is **Monday, October 17, 2016**

Bill Reichenbach, Secretary