

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting

AGENDA

Monday, February 27, 2017

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

PUBLIC HEARINGS

1. **Application No. 16-8A – Planning Commission**
A Petition for a text amendment to the zoning regulations Section 45 (ACCESSORY APARTMENTS). Replacing existing section with new section. (Public hearing to be closed at the discretion of the Commission)
2. **Application No. 16-14 – Essex Boatworks, LLC, 9 Ferry Street**
A Petition for a text amendment to the zoning regulations Sections 20 and 71 adding restaurants as an accessory use within the Waterfront District. (Public hearing to be closed by February 27)
3. **Application No. 17-2 – River Properties, Inc., 37 Pratt Street**
A Petition for text amendment to the zoning regulations Section 71 to allow pre-existing residences as accessory use in the Waterfront District. (Public hearing to commence by March 29)
4. **Application No. 17-3 – Essex Boat Works, LLC. , 9 Ferry Street**
A Petition for text amendment to Section 71 to change the allowed building height to 35 feet.
5. **Application No. 17-4 – Teresa Patrick-Connell**
An application for Special Exception to approve a food service retail shop with seats to locate in a commercial space at 124 Westbrook Road.

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

Changes/modifications.

3. NEW BUSINESS

Discussion and possible vote on **Application No. 16-8A** – **Planning Commission**. A Petition for a text amendment to the zoning regulations 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. 16-14** – **Essex Boatworks, LLC, 9 Ferry Street**. A Petition for a text amendment to the zoning regulations Sections 20 and 71 adding restaurants as an accessory use within the Waterfront District. (If hearing closed, decision to be made by February 27)

Discussion and possible vote on **Application No. 17-1** – **CRR Main, LLC., 30 Main Street, Centerbrook**. An application for Site Plan review to amend a previously-approved special exception to eliminate a condition that restricts the second floor to storage and an office. (Public hearing to commence by March 29)

Discussion and possible vote on **Application No. 17-2** – **River Properties, Inc., 37 Pratt Street**. A Petition for text amendment to the zoning regulations Section 71 to allow pre-existing residences as accessory use in the Waterfront District. (Public hearing to commence by March 29)

Discussion and possible vote on **Application No. 17-3** – **Essex Boat Works, LLC., 9 Ferry Street**. A Petition for text amendment to Section 71 to change the allowed building height to 35 feet.

Discussion and possible vote on **Application No. 17-4** – **Teresa Patrick-Connell**. An application for Special Exception to approve a food service retail shop with seats to locate into a commercial space at 124 Westbrook Road.

4. OLD BUSINESS

5. RECEIPT OF NEW APPLICATIONS

- **Application No. 17-5** – **David Perelli**
A Petition for Text Amendment to add new language for minor and major home businesses to sections 20, 60 and 61.
- **Application No. 17-6** – **Michael Belanger, 70 Plains Road**
An application for Special Exception to allow an inland marine to be located on an interior lot behind 60 and 70 Plains Road.

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

9. APPROVAL OF MINUTES

- January 23, 2017 meeting

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, March 20, 2017**

Bill Reichenbach, Secretary