

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting - AGENDA

Monday, May 15th, 2017

Town Hall – Auditorium - 7:00 PM

PUBLIC HEARINGS

1. **Application No. 17-10 – Harvey Payton, Computer Management Systems**
An application for Special Exception to locate a 4000 square foot business office in a commercial space at 70 Plains Road, Essex. (Public hearing must be completed by June 19th)
2. **Application No. 17-7 – Essex Boatworks, LLC, 9 Ferry Street**
An application for a Special Exception to construct a new building for a marina along with accessory site work on a lot known as Assessor's Map 47, Lot 21-1, Main Street, Essex. (Public hearing must be completed by June 19th)
3. **Application No. 17-9 – Essex Boat Works, LLC**
An application for Special Exception to allow a restaurant as an accessory use at a marina located on a lot known as Assessor's Map 47, Lot 21-1, Main Street, Essex. (Public hearing must be completed by June 19th)
4. **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)

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. 17-10** – **Harvey Payton, Computer Management Systems**. An application for Special Exception to locate a 4000 square foot business office in a commercial space at 70 Plains Road, Essex. (Decision to be made by July 19th)

Discussion and possible vote on **Application No. 17-7** – **Essex Boatworks, LLC, 9 Ferry Street**. An application for a Special Exception to construct a new building for a marina and accessory restaurant along with accessory site work. (Decision to be made by July 19th)

Discussion and possible vote on **Application No. 17-9** – **Essex Boat Works, LLC**. An application for Special Exception to allow a restaurant as an accessory use at a marina located at a lot known as Assessor's Map 47, Lot 21-1, Main Street, Essex. (Decision to be made by July 19th)

Discussion and possible vote on **Application No. 17-8** – **Essex Boatworks, LLC, 9 Ferry Street**. An application for Coastal Area Management site plan review for vacant property known as Assessor's Map 47, Lot 21-1. (Decision to be made at the discretion of the Commission).

4. OLD BUSINESS

5. RECEIPT OF NEW APPLICATIONS

6. VISITORS AND GUESTS

Gary Dayharsh – possible map amendment expanding RUM District

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

9. APPROVAL OF MINUTES

- April 17, 2017 meeting

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, June 19, 2017**

Bill Reichenbach, Secretary