

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting - AGENDA

Monday, June 19th, 2017

Essex Elementary School – Cafeteria - 7:00 PM

PUBLIC HEARINGS

1. **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)
2. **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)
3. **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. 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. (If hearing is closed, decision to be made by August 23rd)

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. (If hearing is closed, decision to be made by August 23rd)

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).

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)

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**
 - May 15, 2017 meeting
10. **CORRESPONDENCE AND PAYMENT OF BILLS**
 - Payment of legal fees
11. **ADJOURNMENT**
 - Next scheduled meeting is **Monday, July 17, 2017**

Bill Reichenbach, Secretary