

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting - AGENDA

Monday, March 19, 2018

Essex Town Hall – Conference Room A - 7:00 PM

PUBLIC HEARING

1. **Application No. 17-15** – **Essex Economic Development Commission.** A Petition for a Text Amendment of the Zoning Regulations to Section 110 requesting off-street parking exemptions within the Essex Village District and Ivoryton Village. (Hearing to be closed by March 19).
2. **Application No. 17-20** – **Gary Dayharsh c/o Attorney Michael Dowley.** An application for a Special Exception to change the use of the Ivoryton Congregational Church, at 57 Main Street, IVTN, to a multi-family dwelling. (Hearing to be closed by April 2nd)
3. **Application No. 17-18** – **Essex Zoning Commission.** A Petition for a Text Amendment of the Zoning Regulations section 45 adding language to allow apartments within commercial buildings. (Hearing to be closed at the discretion of the Commission)
4. **Application No. 17-19** – **Essex Zoning Commission.** A Petition for a Text Amendment of the Zoning Regulations sections 60, 61, 63, 64 and 80 increasing building height to 35 feet. (Hearing to be closed at the discretion of the Commission)
5. **Application No. 18-2** – **Essex Zoning Commission.** A Petition for a Text Amendment of the Zoning Regulations section 20 to add a definition for “Inland Marine”. (Hearing to be closed at the discretion of the Commission)
6. **Application No. 18-4** – **Keith Knickerbocker.** A Petition for a Change to the Town Zoning map adding 23 Charles Street to the VR District. (Hearing to be closed by April 23rd)

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
Changes/modifications.
3. **RECEIPT OF NEW APPLICATIONS**

Application No. 18-5 – **Essex Zoning Commission.** A Petition for a Text Amendment to the Zoning Regulations by submitting a new set of zoning regulations with a new

format, additions and deletions. (Public hearing to be scheduled at the discretion of the Zoning Commission).

4. NEW BUSINESS

Application No. 17-15 – Essex Economic Development Commission.

A Petition for a Text Amendment of the Zoning Regulations to Section 110 requesting off-street parking exemptions within the Essex Village District and Ivoryton Village. (Decision to be made by May 2nd)

Application No. 17-20 – Gary Dayharsh c/o Attorney Michael Dowley. An application for a Special Exception to change the use of the Ivoryton Congregational Church, at 57 Main Street, IVTN, to a multi-family dwelling. (Decision to be made by May 2nd)

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Application No. 17-19 – Essex Zoning Commission. A Petition for a Text Amendment of the Zoning Regulations sections 60, 61, 63, 64 and 80 increasing building height to 35 feet. (Decision to be made at the discretion of the Commission)

Application No. 18-2 – Essex Zoning Commission. A Petition for a Text Amendment of the Zoning Regulations section 20 to add a definition for “Inland Marine”. (Hearing to be closed at the discretion of the Commission).

Application No. 18-4 – Keith Knickerbocker. A Petition for a Change to the Town Zoning map adding 23 Charles Street to the VR District.

5. OLD BUSINESS

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

- Short discussion on accessory dwelling units and garage-functioning definition.

9. APPROVAL OF MINUTES

- February 26 meeting

10. CORRESPONDENCE AND PAYMENT OF BILLS

11. ADJOURNMENT

- Next scheduled meeting is **Monday, April 16, 2018**

Bill Reichenbach, Secretary