



TOWN OF ESSEX PLANNING AND ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Notice of Decision

NOTICE IS HEREBY GIVEN that the Essex Planning and Zoning Commission at their meeting on Tuesday, April 5, 2022 via an in-person and virtual meeting, took the following actions:

PZC Application 22-01 Proposed Zone Change Bushnell Management, LLC under Section 123 of the Essex Zoning Regulations proposing a zone change for **3 Pratt Street** from Village Residence District (VR) to Essex Village District (EV). **Approved. Effective April 29, 2022.**

PZC Application 22-02 Proposed Zone Change Annelisa Santoro under Section 123 of the Essex Zoning Regulations proposing a zone change for **54 Main Street** from Waterfront Business District (WF) to Essex Village District (EV). **Denied.**

PZC Application 22-03 Proposed Text Change- Piage Management Corp. under Section 123 of the Essex Zoning Regulations proposing a **text amendment to Section 40.L**, omitting the carve out for maximum building coverage and still requiring a special exception permit. **Approved. Effective April 29, 2022.**

Modifications to Subdivision Plan- Planning Commission Application No 2-07- Landmark Interests, LLC, 3 lot subdivision. Property now owned by Essex Glen, LLC. Modifications pertain to the “as-built” drainage in the right-of-way for Essex Glen Drive; Removal of condition requiring a sidewalk in lieu of turnaround at the cul-de-sac at Essex Glen Drive; landscaping and additional modifications shown on plans. **Approved.**

PZC Application 22-06 Special Exception- Applicant: Nutmeg Pharmacy c/o Christopher Oldender and Owner: Herbert T. Clark III D/B/A Clark Development under Section 80 of the Essex Zoning Regulations proposing a pharmacy to occupy approx. 5,000 sq ft of the 16,000 sq ft building at **35-41 Industrial Park Road Units 22, 25, and 28 aka 40 Main Street, Centerbrook.** **Approved.**

PZC Application 22-08 Proposed Text Change- Planning and Zoning Commission under Section 123 of the Essex Zoning Regulations proposing a **text amendment to Section 45** Accessory Dwelling Units to ensure compliance with Public Act 21-29. **Approved. Effective April 29, 2022.**

Respectfully Submitted,
Chairman Smith