



**TOWN OF ESSEX  
PLANNING AND ZONING COMMISSION**

29 WEST AVENUE – ESSEX, CT 06426

April 5, 2023

**Notice of Decision**

**NOTICE IS HEREBY GIVEN** that the Essex Planning and Zoning Commission at their meeting on Tuesday, April 4, 2023 via an in-person and virtual meeting, took the following actions:

**PZC Application 23-01 Text Amendment** under Section 123 of the Essex Zoning Regulations to make editorial changes to the Essex Zoning Regulations pertaining to the Gateway Conservation District and modifications regarding light pollution and associated regulation in the Gateway Conservation District  
*Applicant: CT River Gateway Commission* **APPROVED WITH AN EFFECTIVE DATE OF APRIL 14, 2023.**

**PZC Application 23-02 Special Exception** under Section 40J of the Essex Zoning Regulations for construction of a new 1000 sq ft single family home with architectural elements that represent a vintage Dutch windmill at **24 Charles Street Centerbrook** *Applicant/Owner: Keith Knickerbocker* **DENIED**

**PZC Application 23-03 Modification of Site Plan** originally approved on 10/6/83 for **16 Main Street Centerbrook**- Essex Housing Authority proposal to add an approx. 7' X 42' addition to the existing community room and a 20' X 28' pavilion. *Applicant/Owner: Essex Housing Authority* **APPROVED**

Respectfully Submitted,  
Chairman Smith