

# **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, July 6, 2021 via an in-person and virtual meeting, took the following actions:

**Zoning Application No. 18-9 Modification to Site Plan at Lofts at Spencer's Corner -**

Modification pertains to location of the dumpster, reduction of parking spaces, addition of bollards by the handicapped parking spaces, installation of lamp posts, removal of trees, and addition of sidewalks from parking lot to Building #3. **Approved with conditions.**

**PZC Application 21-4 Coastal Site Plan Review- GEI Consultants on behalf of Essex Boat Works** proposing to remediate contaminated soil at 9 Ferry Street located within the Coastal Boundary. **Approved with conditions.**

**PZC Application 21-3 Text Amendment to the Zoning Regulations Section 40I.2 Accessory**

**Buildings- Essex Planning and Zoning Commission** proposing text amendment to allow detached accessory structures 15 feet in height or less to be located not less than 5 feet from a side or rear property line and no less than 10 feet from side and rear lines for parcels deemed rear lots. **Approved. Effective July 30, 2021.**

**PZC Application 21-5 Text Amendment to the Zoning Regulations Section 45A. Districts**

**Accessory Dwelling Units- Essex Planning and Zoning Commission** proposing text amendment to allow accessory dwelling units in the River Road Residence (RRR) District. **Approved. Effective July 30, 2021.**

Respectfully Submitted,  
Carey Duques  
Land Use Official