

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, March 20, 2017

Town Hall – Conference Room A - 7:00 PM

### PUBLIC HEARINGS

1. **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)
2. **Application No. 17-2 – River Properties, Inc., 37 Pratt Street**  
A Petition for text amendment to the zoning regulations Section 71 to allow pre-existing single family dwellings as accessory uses in the Waterfront District. (Public hearing to be completed by April 3rd)
3. **Application No. 17-5 – David Perelli**  
A Petition for Text Amendment to add new language for minor and major home businesses to sections 20, 60 and 61. (Public hearing to be completed by April 24th)
4. **Application No. 17-6 – Michael Belanger, 70 Plains Road**  
An application for Special Exception to allow an inland marine to be located on an interior lot behind 60 and 70 Plains Road. (Public hearing to be completed by April 24th)

### REGULAR MEETING

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

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)

Discussion and possible vote on **Application No. 17-2** – **River Properties, Inc., 37 Pratt Street.** A Petition for text amendment to the zoning regulations Section 71 to allow pre-existing single family dwellings as accessory use in the Waterfront District. (Public hearing to be completed by April 3rd)

Discussion and possible vote on **Application No. 17-5** – **David Perelli**  
A Petition for Text Amendment to add new language for minor and major home businesses to sections 20, 60 and 61. (Public hearing to be completed by April 26th)

Discussion and possible vote on **Application No. 17-6** – **Michael Belanger, 70 Plains Road.** An application for Special Exception to allow an inland marine to be located on an interior lot behind 60 and 70 Plains Road. (Public hearing to be completed by April 26th)

**4. OLD BUSINESS**

**5. RECEIPT OF NEW APPLICATIONS**

- **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. (Public hearing to be scheduled by May 24<sup>th</sup>)
- **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. (No public hearing required.)

**6. VISITORS AND GUESTS**

**7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL**

**8. OTHER BUSINESS**

**9. APPROVAL OF MINUTES**

- February 27, 2017 meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

- Payment of legal fees

**11. ADJOURNMENT**

- Next scheduled meeting is **Monday, April 17, 2017**

Bill Reichenbach, Secretary

