

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, July 16, 2018

Essex Town Hall – Auditorium - 7:00 PM

### PUBLIC HEARINGS

1. **Application No. 17-18** – Essex Zoning Commission. A Petition for a Text Amendment of the Zoning Regulations section 45 adding language to allow residential apartments on the same property as commercial uses. (Hearing to be closed at the discretion of the Commission)
2. **Application No. 18-8** – Essex Zoning Commission. A Petition for a Text Amendment to introduce a newly formatted book of regulations with some additions and deletions of the current zoning regulations. Articles III, IV and the proposed Gateway regulation to be discussed. (Hearing to be closed at the discretion of the Commission)
3. **Application No. 18-11** – Dong Kim, 31 Main Street, Centerbrook. An application for a Special Exception to locate a dry cleaning drop-off/pick-up facility at 31 Main Street, CTBK. (Hearing to be closed by August 20th)
4. **Application No. 18-12** – Tom Evans, 26 Main Street, Essex. A Petition for a Change to the Town zoning map to allow 26 Main Street, Essex, to be entirely within the Essex Village District. (Hearing to be closed by August 20th)

### REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**  
Changes/modifications.
3. **RECEIPT OF NEW APPLICATIONS**  
  
- No new applications
4. **NEW BUSINESS**

Discussion and possible vote on **Application No. 17-18** – Essex Zoning Commission. A Petition for a Text Amendment of the Zoning Regulations section 45 adding language to allow residential apartments on the same property as commercial uses. (Decision to be made at the discretion of the Commission)

Discussion and possible vote on **Application No. 18-9** – **HOPE Partnership, Inc., 90 Main Street, Centerbrook.** An application for a Site Plan review to locate a 17-unit multi-family dwelling development, known as “The Lofts at Spencer’s Corner” at 90 Main Street, Centerbrook. Application submitted under State Statute 8-30g. (Decision to be made by July 16, 2018)

Discussion and possible vote on **Application No. 18-8** – **Essex Zoning Commission.** An Petition for a Text Amendment to introduce a new, formatted book of regulations with some additions and deletions of the current zoning regulations. (Decision to be made at the discretion of the Commission)

5. Discussion and possible vote on **Application No. 18-11** – **Dong Kim, 31 Main Street, Centerbrook.** An application for a Special Exception to locate a dry cleaning drop-off/pick-up facility at 31 Main Street, CTBK. (Decision to be made by September 19th)
6. Discussion and possible vote on **Application No. 18-12** – **Tom Evans, 26 Main Street, Essex.** A Petition for a Change to the Town zoning map to allow 26 Main Street, Essex, to be entirely within the Essex Village District. (Decision to be made by September 19th)

**5. OLD BUSINESS**

**6. VISITORS AND GUESTS**

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

**8. OTHER BUSINESS**

- Memorandum of Decision : Application No. 18-10
- Memorandum of Decision : Application No. 18-15

**9. APPROVAL OF MINUTES**

- June 18 meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

**11. ADJOURNMENT**

- Next scheduled meeting is **Monday, August20, 2018**

Bill Reichenbach, Secretary