**TOWN OF ESSEX**

**PLANNING and ZONING COMMISSION**

29 WEST AVENUE – ESSEX, CT 06426

Essex Town Hall

**REGULAR Meeting - Agenda**

Tuesday, January 3, 2023 7PM

Meeting will be hybrid: held both in person and via zoom.

**In person meeting will be held at Essex Town Hall.**

**Zoom Meeting Room Link:**

<https://us02web.zoom.us/j/84021716026?pwd=aTJmMWZNLzh6YUszc3pYTWV3VnJMQT09>

Meeting ID: 840 2171 6026

Meeting Password: 258337

Dial:**+1-646-558-8656**

1. **Call to Order and Seating of Members**
2. **Approval of the Minutes**

* December 6, 2022 Regular Meeting

1. **Public Hearings**

* **PZC Application 22-19 Special Exception** under Section 90A.3(A) of the Essex Zoning Regulations to build 2 buildings, one 28,500 sq ft and one 21,700 sq ft, and associated building utility services and site improvements at **43 Bokum Road Essex** *Applicant/Owner: George C Field Co Inc.*
* **PZC Application 19-26 Modification of Special Exception** to have an indoor recreational facility in a 20,000 sq ft building approved in 2019 at **83 Westbrook Road** **Centerbrook** *Applicant/Owner: E.S.T. Irrevocable Trust*
* **PZC Application 22-20 Map Amendment** under Section 123 of the Essex Zoning Regulations to change the zoning from Heritage Gateway to Rt 9 Gateway Special Development District (R9SDD) at **6 Main Street Centerbrook** *Applicant: Peter Decker, Owner: MacBeth Ventures, LLC*
* **PZC Application 22-22 Special Exception** under Section 90A.3(G) of the Essex Zoning Regulations to use the designated area to store clean roll-offs and trash/recycle containers at **27 Industrial Park Road** *Applicant/Owner: All Realty LLC*

1. **Unfinished Business/Action Items**

* **PZC Application 22-19 Special Exception** under Section 90A.3(A) of the Essex Zoning Regulations to build 2 buildings, one 28,500 sq ft and one 21,700 sq ft, and associated building utility services and site improvements at **43 Bokum Road Essex** *Applicant/Owner: George C Field Co Inc.*
* **PZC Application 19-26 Modification of Special Exception** to have an indoor sporting business in a 20,000 sq ft building approved in 2019 at **83 Westbrook Road** **Centerbrook** *Applicant/Owner: E.S.T. Irrevocable Trust*
* **PZC Application 22-20 Map Amendment** under Section 123 of the Essex Zoning Regulations to change the zoning from Heritage Gateway to Rt 9 Gateway Special Development District (R9SDD) at **6 Main Street Centerbrook** *Applicant: Peter Decker, Owner: MacBeth Ventures, LLC*
* **PZC Application 22-22 Special Exception** under Section 90A.3(G) of the Essex Zoning Regulations to use the designated area to store clean roll-offs and trash/recycle containers at **27 Industrial Park Road** *Applicant/Owner: All Realty LLC*

1. **Receipt of New Applications**

* **PZC Application 22-23 Special Exception** under Section 90. A.1, 104.D.3 of the Essex Zoning Regulations to build a 10,125 sq ft building for expansion of the existing Boar’s Head business at **49 Plains Road Essex** *Applicant/Owner: Piage Management Corp.*

1. **New Business**
2. **Appointments/Reports from Committees and Officers**

* Lower CT River Valley Council of Governments Regional Planning Committee
* Economic Development Commission
* Plan of Conservation and Development

1. **Staff Reports**

* Town Planning Consultant
* Land Use Official
  + Short Term Rentals

1. **Correspondence**
2. **Adjournment**

* Next scheduled regular meeting is **Tuesday, February 7, 2023**

**Please note this is a summary of the applications being heard at this meeting. The full applications are available at the Town Hall or at the Town’s website:**

[**https://www.essexct.gov/planning-and-zoning-commission**](https://www.essexct.gov/planning-and-zoning-commission)