



# TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426  
Essex Town Hall

## REGULAR MEETING - AGENDA

Tuesday, November 9, 2021 7PM

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

**In person meeting will be held in the Auditorium, First Floor at Essex Town Hall.**

### Zoom Meeting Room Link:

<https://us02web.zoom.us/j/82882096543?pwd=RitNZXl4ZGttaHFUVjE3YXpUQVhrQT09>

Meeting ID: 828 8209 6543

Meeting Password: 263960

Dial one of these numbers by your location:

**+1-646-558-8656 US (New York)**

1. **Call to Order and Seating of Members**
2. **Approval of the Minutes**
  - October 5, 2021 Regular Meeting
3. **Public Hearings**
  - **PZC Application 21- 7 Text Amendment to add Section 105 Route 9 Gateway Special Development District** to serve as a floating zone that would be permitted through a two-step Map Amendment and Special Exception application process which would allow specific uses and bulk standards as stated in the proposed section. Applicant: Planning and Zoning Commission (*Application Received August 4, 2021; Public Hearing opened October 5, 2021, continued to November 9, 2021.*)
  - **PZC Application 21-9 Text Amendment to Section 40A.1.of the Zoning Regulations** to not allow applications for Marijuana Dispensaries and/or Producers within the Town of Essex. *Applicant: Roger J. Kern*
  - **PZC Application 21-10 Text Amendment to Section 40A.1.of the Zoning Regulations** to implement a moratorium for a period of 6 months where no application will be accepted, considered or approved and no zoning permits will be issued pertaining to marijuana dispensaries and/or producers. Applicant: Planning and Zoning Commission
4. **Old Business/Action Items**
  - **PZC Application 21- 7 Text Amendment to add Section 105 Route 9 Gateway Special Development District** Applicant: Planning and Zoning Commission

- **PZC Application 21-9 Text Amendment to Section 40A.1.of the Zoning Regulations** Applicant: Roger J. Kern
- **PZC Application 21-10 Text Amendment to Section 40A.1.of the Zoning Regulations** Applicant: Planning and Zoning Commission
- **Modification to Subdivision Plan- Planning Commission Application No 2-07- Landmark Interests, LLC, 3 lot subdivision. Property now owned by Essex Glen, LLC.** Modification pertains to the “as-built” drainage in the right-of-way for Essex Glen Road. Removal of condition requiring a sidewalk in lieu of turnaround at the cul-de-sac at Essex Glen Drive. The modification is to be provided to Robert Doane, designated Agent for the Planning Commission (now the P&Z) for his recommendation to the Commission. (*Continued on March 2, April 6, May 4, June 1, July 6, August 3, and September 7, 2021*)

**5. Receipt of New Application**

**6. Appointments/Reports from Committees and Officers**

- Lower CT River Valley Council of Governments
  - o Regional Housing Plan
- Economic Development Commission
- Plan of Conservation and Development

**7. Staff Reports**

- o Town Planning Consultant
  - o Discussion Re: Accessory Dwelling Units
- o Land Use Official
  - o No report

**8. Correspondence**

- o Discussion Re: 7 Main Street Essex, conversion of building from bank to retail

**9. Adjournment**

- o Next scheduled regular meeting is **Tuesday, December 7, 2021**

Jane Siris, Vice Chairman/Clerk

**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>**