

ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

Regular Meeting - AGENDA

Tuesday, March 2, 2021 7PM

(Virtual Meeting...public may use link below, or find link on Town website)

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/84634929767?pwd=c0QxVk5Sdkl3YUJjV09GZEZINnF5UT09>

Meeting ID: 846 3492 9767

Meeting Password: 336680

Dial one of these numbers by your location:

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

+1-301-715-8592 US (Germantown)

REGULAR MEETING

1. **Call to order and Seating of Members**
2. **Approval of the Minutes**
 - January 11, 2021 Regular Meeting
 - February 2, 2021 Regular Meeting
3. **Public Hearing**
 - **Application No. 21-2** – **Bertie Deming Heimer, 17 Mack Lane** – An application for a Special Exception to construct a single-family dwelling with over 4,000 square feet of floor area on a property within the Gateway Conservation District. (*Received February 2, 2021*)
4. **New Business**
 - **Application No. 21-1** – **Connecticut Coastal Academy, 192 Westbrook Road**. An application for a Modification to a Prior Approval to allow the location of an outdoor fenced in recreation area and tables. (*Received February 2, 2021*)

- **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.
- **Request of The Loft’s at Spencer’s Corner, LLC-Zoning Commission Application No. 18-9.** Request per letter attached regarding issuance of COs with deferred site work secured by the STEAP Grant awarded to the Town of Essex.
- Election of Commission Secretary

5. Receipt of New Applications

6. Old Business

7. Appointments/Reports from Committees and Officers

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

8. Staff Reports

- Town Planner
- Land Use Official
 - o Discussion regarding possible modification to Special Exception application for Carlson’s Landing pertaining to signage related to off-site parking.

9. Correspondence and Invoices

10. Chairman’s Comments

11. Adjournment

- Next scheduled regular meeting is **Tuesday, April 6, 2021**

Jane Siris, Vice Chairman/Clerk