



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, April 5, 2022 7PM

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

In person meeting will be held in Conference Room A at Essex Town Hall.

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/85623740548?pwd=NWJnc3NwLzRmYzZ6NVhSb2J3bHBVdz09>

Meeting ID: 856 2374 0548

Meeting Password: 292478

Dial: +1-646-558-8656

1. **Call to Order and Seating of Members**
2. **Approval of the Minutes**
 - March 1, 2022 Regular Meeting
3. **Public Hearings**
 - **PZC Application 22-03 Proposed Text Change** under Section 123 of the Essex Zoning Regulations proposing a **text amendment to Section 40.L** removing the sentence “except for maximum building coverage where portions of any lot are in different districts”, omitting the carve out for maximum building coverage and still requiring a special exception permit *Applicant/Owner: Piage Management Corp.*
 - **PZC Application 22-04 Special Exception** under Section 101J of the Essex Zoning Regulations proposing demolition of the existing single-family residence and replacement with new single-family residence exceeding 4,000 sq ft at **11 Clark Lane** (Map 17 Lot 12). *Applicant: Brooke Girty, Architect; Owner: Douglas and Sharon Chan*
 - **APPLICATION HAS BEEN WITHDRAWN: PZC Application 22-05 Special Exception** under Section 80 of the Essex Zoning Regulations proposing a fitness center to occupy approx. 4,250 sq ft of the 16,000 sq ft building at **35-41 Industrial Park Road Units 23 and 24** (Map 44 Lot 27-23 and 24) **aka 40 Main Street, Centerbrook**. *Applicant: MPower Health and Fitness, LLC c/o David Mulford; Owner: Herbert T. Clark III D/B/A Clark Development.*
 - **PZC Application 22-06 Special Exception** under Section 80 of the Essex Zoning Regulations proposing a pharmacy to occupy approx. 4,865 sq ft of the 16,000 sq ft building at **35-41 Industrial Park Road Units 22, 25 and 28** (Map 44 Lot 27-22, 27-25 and 27-28) **aka 40 Main Street, Centerbrook**. *Applicant: Nutmeg Pharmacy c/o Christopher Oldender; Owner: Herbert T. Clark III D/B/A Clark Development*

- **PZC Application 22-08 Proposed Text Change** under Section 123 of the Essex Zoning Regulations proposing a **text amendment to Section 45** Accessory Dwelling Units to ensure compliance with Public Act 21-29 *Applicant/Owner: Planning and Zoning Commission.*

4. Old Business/Action Items

- **PZC Application 22-01 Proposed Zone Change** under Section 123 of the Essex Zoning Regulations proposing a zone change for **3 Pratt Street** (Map 47 Lot 115) from Village Residence District (VR) to Essex Village District (EV)
Applicant/Owner: Bushnell Management, LLC
- **PZC Application 22-02 Proposed Zone Change** under Section 123 of the Essex Zoning Regulations proposing a zone change for **54 Main Street** (Map 47 Lot 23) from Waterfront Business District (WF) to Essex Village District (EV)
Applicant/Owner: Annelisa Santoro
- **PZC Application 22-03 Proposed Text Change** under Section 123 of the Essex Zoning Regulations proposing a **text amendment to Section 40.L** removing the sentence “except for maximum building coverage where portions of any lot are in different districts”, omitting the carve out for maximum building coverage and still requires a special exception permit *Applicant/Owner: Piage Management Corp.*
- **PZC Application 22-04 Special Exception** under Section 101J of the Essex Zoning Regulations proposing demolition of the existing single-family residence and replacement with new single-family residence exceeding 4,000 sq ft at **11 Clark Lane** (Map 17 Lot 12). *Applicant: Brooke Girty, Architect; Owner: Douglas and Sharon Chan*
- **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, September 7, and November 9, 2021)*
- **PZC Application 22-06 Special Exception** under Section 80 of the Essex Zoning Regulations proposing a pharmacy to occupy approx. 4,865 sq ft of the 16,000 sq ft building at **35-41 Industrial Park Road Units 22, 25 and 28** (Map 44 Lot 27-22, 27-25 and 27-28) **aka 40 Main Street, Centerbrook.** *Applicant: Nutmeg Pharmacy c/o Christopher Oldender; Owner: Herbert T. Clark III D/B/A Clark Development*
- **PZC Application 22-08 Proposed Text Change** under Section 123 of the Essex Zoning Regulations proposing a **text amendment to Section 45** Accessory Dwelling Units to ensure compliance with Public Act 21-29 *Applicant/Owner: Planning and Zoning Commission.*

5. Receipt of New Applications

- **PZC Application 22-07 Special Exception** under Section 80 of the Essex Zoning Regulations proposing a barber shop to occupy approx. 1,500 sq ft at **45 Plains Road** (Map 45 Lot 26) *Applicant: Meagan Foley; Owner: Ken Bombaci*

6. **New Business**
7. **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
 - Cannabis Subcommittee
8. **Staff Reports**
 - o Town Planning Consultant
 - o Land Use Official
9. **Correspondence**
10. **Adjournment**
 - o Next scheduled regular meeting is **Tuesday, May 3, 2022**

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>