



# TOWN OF ESSEX

## PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426  
Essex Town Hall

**REGULAR MEETING -**  
**\*\*AMENDED AGENDA\*\***  
Tuesday, May 3, 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**
  - April 5, 2022 Regular Meeting
3. **Public Hearings**
  - **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*
  - **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*
4. **Unfinished Business/Action Items**
  - **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*
  - **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*
5. **Receipt of New Applications**
6. **New Business**
  - **Copper Beech Inn, 46 Main Street, Ivoryton- informal discussion re: Inn/Restaurant use**

7. **Appointments/Reports from Committees and Officers**
  - Lower CT River Valley Council of Governments Regional Planning Committee
    - o Regional Housing Plan
  - Economic Development Commission
  - Plan of Conservation and Development
  - Cannabis Subcommittee
8. **Staff Reports**
  - Town Planning Consultant
  - Land Use Official
    - o Essex Glen Update
9. **Correspondence**
10. **Adjournment**
  - Next scheduled regular meeting is **Tuesday, June 7, 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>**