



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA Tuesday, June 1, 2021 7PM

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

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/89624251004?pwd=aHRUbnlVRGFsRjdZTFlyNlIxUnpJdz09>

Meeting ID: 896 2425 1004

Meeting Password: 233580

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**
 - May 4, 2021 Regular Meeting
3. **Public Hearing**
PZC Application 21-3 Text Amendment to the Zoning Regulations Section 40I.2 Accessory Buildings- Essex Planning and Zoning Commission proposing text amendment to allow detached accessory structures 15 feet in height or less to be located not less than 5 feet from a side or rear property line and no less than 10 feet from side and rear lines for parcels deemed rear lots. (*Application received May 4, 2021*)
4. **Receipt of New Applications**
 - **PZC Application 21-4 Coastal Site Plan Review- GEI Consultants on behalf of Essex Boat Works** proposing to remediate contaminated soil at 9 Ferry Street located within the Coastal Boundary.
5. **Old Business**
 - **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, and May 4, 2021)

6. Appointments/Reports from Committees and Officers

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

7. Staff Reports

- Town Planner
 - o Review Route 9 Gateway Development District Overlay Zone
 - o Update on “Zoning Enabling Act”
- Land Use Official
 - o Submission of text amendment application regarding Accessory Dwelling Units.
 - o Discussion regarding text amendment regarding parking requirements for transient boaters.

8. Correspondence and Invoices

9. Adjournment

- Next scheduled regular meeting is **Tuesday, July 6, 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>