



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, June 7, 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**
 - May 3, 2022 Regular Meeting
3. **Public Hearings**
 - **PZC Application 22-09 Special Exception** under Section 70A.2.A of the Essex Zoning Regulations proposing changing approx. 800 sq ft from commercial/retail to business/office at **6 Ferry St** (Map 47 Lot 45). *Applicant: Stephen Fennell; Owner: Essex Light and Power, LLC*
 - **PZC Application 22-10 Proposed Text Change** under Section 123 of the Essex Zoning Regulations proposing a **text amendment to Section 90A.1** adding **(U) Waste Collection and Container Storage Facility** *Applicant/Owner: All Waste, Inc.*
4. **Unfinished Business/Action Items**
 - **PZC Application 22-09 Special Exception** under Section 70A.2.A of the Essex Zoning Regulations proposing changing approx. 800 sq ft from commercial/retail to business/office at **6 Ferry St** (Map 47 Lot 45). *Applicant: Stephen Fennell; Owner: Essex Light and Power, LLC*
 - **PZC Application 22-10 Proposed Text Change** under Section 123 of the Essex Zoning Regulations proposing a **text amendment to Section 90A.1** adding **(U) Waste Collection and Container Storage Facility** *Applicant/Owner: All Waste, Inc.*
5. **Receipt of New Applications**
 - **PZC Application 22-12 Special Exception** under Section 101J for construction of a new single family home exceeding 4,000 sq ft within the Gateway Conservation District at **14 Mill Road** (Map 17 Lot 11). *Applicant/Owner: Jonathan and Kaitlyn Weiss*

6. New Business

- **PZC Application 22-11 Site Plan** under Section 101J for modifications to the existing residence including removal of an existing two-story addition and reconstruction of a new two-story addition including an interior connection to the existing garage at **22 Main Street** (Map 27 Lot 67). *Applicant/Owner: Davis Dick and Mary Alice Godfrey*
- Discussion of Cannabis Regulation

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

8. Staff Reports

- Town Planning Consultant
- Land Use Official
 - o Essex Glen Update
 - o Update on outdoor seating at restaurants

9. Correspondence

10. Adjournment

- Next scheduled regular meeting is **Tuesday, July 5, 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>