



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, February 7, 2023 7PM

Meeting will be hybrid: held both in person and via zoom.
In person meeting will be held at Essex Town Hall.

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/84021716026?pwd=aTJmMWZNLzh6YU5zc3pYTWV3VnJMOT09>

Meeting ID: 840 2171 6026

Meeting Password: 258337

Dial: +1-646-558-8656

1. **Call to Order and Seating of Members**
2. **Approval of the Minutes**
 - January 3, 2023 Regular Meeting
3. **Public Hearings**
 - **PZC Application 22-19 Special Exception** under Section 90A.3(A) of the Essex Zoning Regulations to build 2 buildings, one 28,500 sq ft and one 21,700 sq ft, and associated building utility services and site improvements at **43 Bokum Road Essex Applicant/Owner: George C Field Co Inc.** (Application received December 6, 2022, public hearing opened January 2, 2023, continued to February 7, 2023.)
 - **PZC Application 19-26 Modification of Special Exception** to have an indoor sporting business in a 20,000 sq ft building approved in 2019 at **83 Westbrook Road Centerbrook Applicant/Owner: Stephen R. Cline Successor Trustee of the EST Irrevocable Trust** (Application received December 6, 2022, public hearing opened January 2, 2023, continued to February 7, 2023.)
 - **PZC Application 22-21 Special Exception** under Section 105 of the Essex Zoning Regulations to use the Steam Rooms A and B of the Witch Hazel Works for small-medium-sized events **6 Main Street, Centerbrook Applicant: Shannon Dolan; Owner: MacBeth Venture, LLC** (Application received December 6, 2022, public hearing opened February 7, 2023.)
 - **PZC Application 22-23 Special Exception** under Section 90. A.1, 104.D.3 of the Essex Zoning Regulations to build a 10,125 sq ft building for expansion of the existing Boar's Head business at **49 Plains Road Essex Applicant/Owner: Piage Management Corp.** (Application received January 3, 2023, public hearing opened February 7, 2023.)

4. Unfinished Business/Action Items

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5. Receipt of New Applications

- **PZC Application 23-1 Text Amendment** under Section 123 of the Essex Zoning Regulations to modify the sections relating to the Gateway Zone as well as add language to regulate light pollution *Applicant: CT River Gateway Commission.*

6. New Business

7. Appointments/Reports from Committees and Officers

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

8. Staff Reports

- Town Planning Consultant
- Land Use Official
 - o Essex Glen Update
 - o Short Term Rentals

9. Correspondence

10. Adjournment

- Next scheduled regular meeting is **Tuesday, March 7, 2023**

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>