



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, July 6, 2021 7PM

Meeting will be hybrid: held both in person and via zoom.
In person meeting will be held in Meeting Room A, Third Floor at Essex Town Hall.

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**
 - June 1, 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 continued public hearing on June 1, 2021*)
 - PZC Application 21-5 Text Amendment to the Zoning Regulations Section 45A. Districts Accessory Dwelling Units- Essex Planning and Zoning Commission** proposing text amendment to allow accessory dwelling units in the River Road Residence (RRR) District. (*Application received June 1, 2021*)
4. **Receipt of New Applications**
 - **Modification to Site Plan at Lofts at Spencer's Corner Zoning Application No. 18-9** - Modification pertains to location of the dumpster, reduction of parking spaces, addition of bollards by the handicapped parking spaces, installation of lamp posts, removal of trees, and addition of sidewalks from parking lot to Building #3.

- **PZC Application 21-6 Text Amendment to Section 60A.3(E) of the Zoning Regulations** to allow the keeping of horses in a Village Residence (VR) District with minimum 3 (three) acre land size and maximum number of horses restrictions. Agent: Thomas Metcalf, P.E. L.S.; Applicant: Mary Cunliffe Lewis and Ian Carr Lewis

5. Old Business

- **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. (Continued on June 1, 2021)
- **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 and June 1, 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 “Recreational Cannabis”
- Land Use Official
 - o Update on parking regulation discussion

8. Correspondence and Invoices

9. Adjournment

- Next scheduled regular meeting is **Tuesday, August 3, 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>