



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, August 2, 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**
 - July 5, 2022 Regular Meeting
3. **Public Hearings**
 - **PZC Application 22-14 Special Exception** under Section 80A.2(E) and 130 of the Essex Zoning Regulations to locate a fitness center (Pilates studio) at **90 Main Street Unit 108A Centerbrook** (Map 43 Lot 39-108A). *Applicant/Owner: Essex Pilates and Wellness LLC*
4. **Unfinished Business/Action Items**
 - **PZC Application 22-14 Special Exception** under Section 80A.2(E) and 130 of the Essex Zoning Regulations to locate a fitness center (Pilates studio) at **90 Main Street Unit 108A Centerbrook** (Map 43 Lot 39-108A). *Applicant/Owner: Essex Pilates and Wellness LLC*
5. **Receipt of New Applications**
 - **PZC Application 22- 15 Special Exception** under Section 90 (E) 1) of the Essex Zoning Regulations to locate a wellness studio at **23 Saybrook Road** (Map 46 Lot 2) *Applicant: Angela Stevens; Owner: 23 Saybrook Road LLC*
6. **New Business**
 - Possible Exemption from 101J Additional requirements for residential structures over 4,000 sq ft in total area
 - o 112 North Main Street Essex
 - 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

9. Correspondence

10. Adjournment

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