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=NVJnc3NwLzRmYzZ6NVhSb2J3bHBVdz09
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**
   - August 2, 2022 Regular Meeting
3. **Public Hearings**
   - **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: SHIKOBA; Owner: 23 Saybrook Road LLC*

4. **Unfinished Business/Action Items**
   - **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: SHIKOBA; Owner: 23 Saybrook Road LLC*

5. **Receipt of New Applications**
   - **PZC Application 22-17 Special Exception** under Section 101J of the Essex Zoning Regulations to build a new detached one-story barn 22’ X 36’ at **101 Saybrook Road** (Map 70 Lot 32)
     
     *Applicant/Owner: Harwood B. Comstock*

6. **New Business**
   - Discussion about a possible text amendment to the Rural Residence District (RU) pertaining to multiple dwellings and multiple dwelling projects
   - Modification to **PZC Application 17-6 Special Exception** to change fence requirement to plantings at **two rear lots behind 70 Plains Road** (Map 53 Lots 13 and 13-1)
     
     *Applicant/Owner: Little Red Caboose LLC c/o Michael Belanger*

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
     - Essex Glen Update
     - Short Term Rentals
     - Mobile Unit at Bokum Center Plaza

9. **Correspondence**

10. **Adjournment**
    - Next scheduled regular meeting is **Tuesday, October 4, 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.essext.gov/planning-and-zoning-commission](https://www.essext.gov/planning-and-zoning-commission)