

TOWN OF ESSEX
Zoning Board of Appeals
29 West Avenue
Essex, CT 06426

A G E N D A

Public Hearings followed by Regular Meeting
March 21, 2023 – 7:00 p.m.

**Meeting will be hybrid, held both in person in Meeting Room A
and accessible via online.** Meeting link is also available on Town website

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/89968785001?pwd=d0FEVVAyY2tKUjdTSkQ3RGNmRC9xQT09>

Phone numbers: **1 646 558 8656 US (New York)**

Meeting ID: **899 6878 5001**

Meeting Password: **868543**

1. Public Hearings

Application No. 23-01 on behalf of Essex House, LLC, **63 South Main Street, Essex, CT**, Assessor's Map 46 Lot 33, RU District, requesting variances to Sections 40B, 40E and 61B for the creation of three (3) lots 40,537 sq ft each where 80,000 sq ft is required, and 2 lots having a lot width of 144.5 ft and 1 lot having a lot width of 124.5 ft where 150 feet is required.

Application No. 23-02 on behalf of Katherine C. and Colin D. Campbell, **6 Parker Terrace, Essex, CT**, Assessor's Map 32 Lot 11, VR District, requesting a modification to Variance 22-13 to increase the size of the garden shed from 12' X 18' to 12' X 20' needing variances to Sections 40C, 40D, 40I.1, 50D, and 60B for the 12' X 20' garden shed to be 4 feet where 30 feet is required from the rear property line, resulting in an increase in coverage of 12.7% where 10% is allowed.

2. Regular Meeting

Discussion and possible decision on applications:

Application No. 23-01 on behalf of Essex House, LLC, **63 South Main Street, Essex, CT**

Application No. 23-02 on behalf of Katherine C. and Colin D. Campbell, **6 Parker Terrace, Essex, CT**

3. Old Business

- Approval of Minutes – December 20, 2022

4. New Business

5. Correspondence

6. Adjournment

Next scheduled meeting: **Tuesday April 18, 2023**